



CITY OF DETROIT
LAW DEPARTMENT

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January 12, 2018

Adanya Lustig
MuckRock News
DEPT MR 45096
411A Highland Avenue
Somerville, MA 02144-2516

**RE: Freedom of Information Act Request A17-07017 Concerning City of
Detroit's Record Pertaining to the Proposal Submitted to Amazon**

Dear Ms. Lustig:

We are in receipt of your Check No. 1561 made payable to the City of Detroit in the amount of Thirty-Three and 05/100 dollars (\$33.05), which reflects payment for the City of Detroit Freedom of Information Act Request No. A17-07017. Accordingly, enclosed please find the two hundred forty-four (244) pages of documents in response to the above-referenced request.

Very truly yours,

Christina Thompson
Records Manager
City of Detroit Law Department

Enclosure
Cc: Ellen Ha, Chief of Staff

"Detroit is where innovation was born in America. It's in our DNA. It's who we are. We are the Motor City. We are on a mission to move Detroit 'back to the future' with a long-term vision driven by creativity and innovation at its core.

Detroit and its people will work day and night to do the 'hard things' that are needed to be done, unafraid to challenge norms and unwavering in belief that there is always a better way. Hell, we invented and built the world's 'hardware' for many decades.

We are inviting Amazon to join our mission. We have experienced a long period of head winds here in Detroit, but the air has been dramatically shifting to a tail wind.

We believe the facts and data found in this book tell a compelling story as well as paint a bright picture of why the Detroit/Windsor international border is the most rational and exciting place to locate Amazon HQ2:

Pipeline of distinctive talent. High quality of life. Clear and easy path to all of your real estate needs. Lower costs. Highly supportive community. Important large partners next door to leverage from transportation to aerospace to tech.

Detroit is located at the international border, a 24-hour, 365-day, 7-day-a-week, 360-degree view of the future.

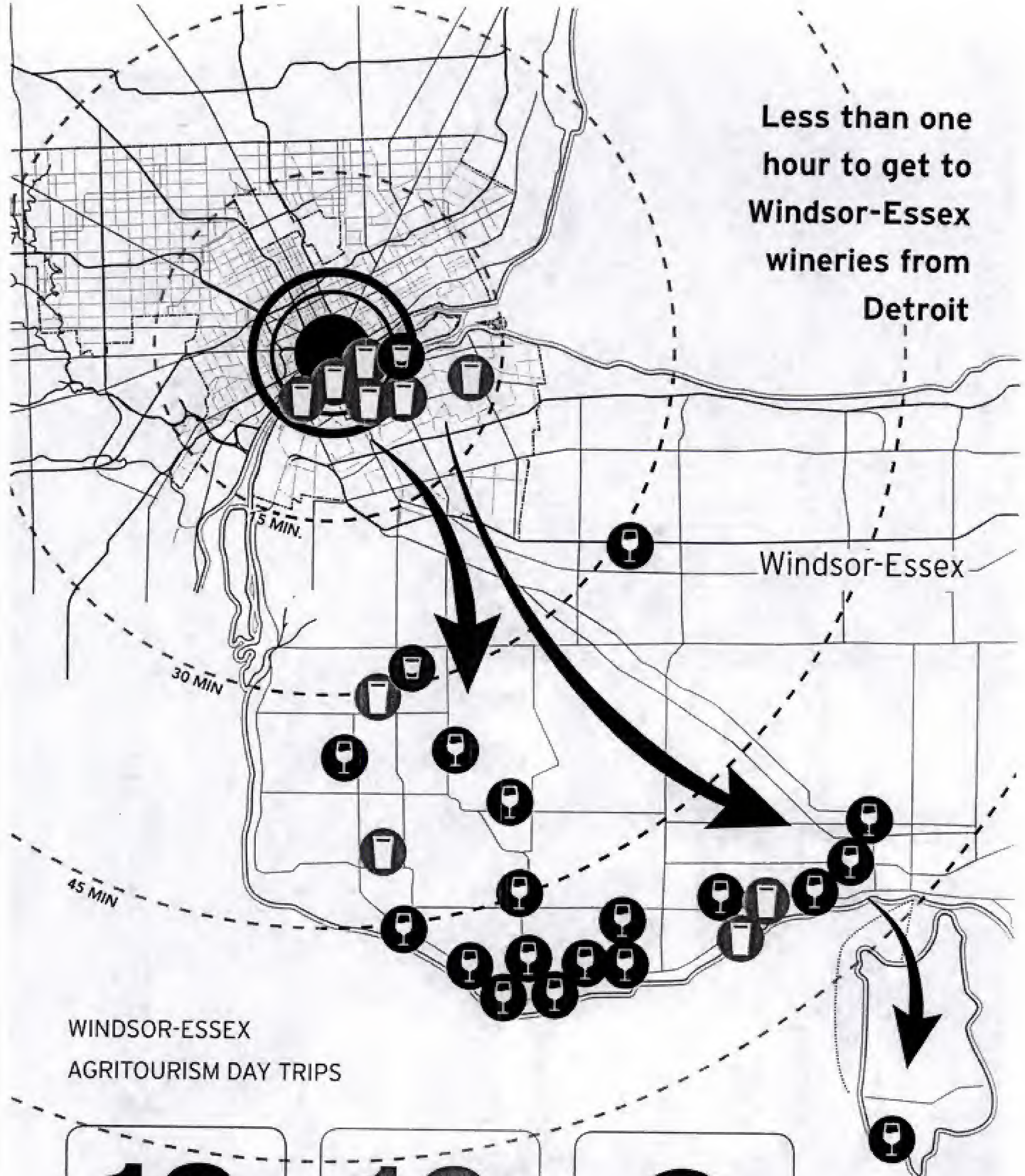
WINDSOR, CANADA



MOVE
HERE.

MOVE
THE
WORLD, ➤

Less than one
hour to get to
Windsor-Essex
wineries from
Detroit



WINDSOR-ESSEX
AGRITOURISM DAY TRIPS

18

WINERIES

10

BREWERIES

2

DISTILLERIES

MIDWESTERN COASTAL CITIES

ECOTOURISM (DAY TRIPS)

The State of Michigan and Windsor Essex County offer three recognizable geographic peninsulas that are home to distinctive natural beauty. Michigan's lower peninsula boasts a full coastline of sandy beaches enclosing gently rolling southern farmlands transitioning to densely forested northern regions. Michigan's sparsely populated upper peninsula exhibits rocky beaches and small mountain ranges.

In total, Michigan contains 11,000 inland lakes, over 20 million acres of forest, 3,000 miles of sandy beaches, spectacular sand dunes, and historic island communities. The state has over 18,000 miles of scenic hiking trails, world-class fishing, and almost seven million acres of public land available for hunting.

Due to its geographic and natural ecosystems, the **Windsor Essex County peninsula has become an agritourism regional destination that boasts 18 wineries, 10 breweries and two distilleries.** Of the 18 wineries, 16 are featured on the Lake Erie North Shore (LENS) Wine Route, including the 12 that make up Essex Pelee Island Coast (EPIC) Wine Country. Of the 10 breweries, eight are located directly in Windsor and three are stops on the annual Bikes & Beers Cycling Tours.

Windsor Essex County encompasses thousands of acres of green space woven into more than 200 parks and 19 conservation areas. In addition to the Windsor Riverfront Trail and intersecting 26 km Cypher Systems Group Greenway and 50 km Chrysler Canada Greenway Trail, Windsor-Essex also accommodates a 412-km stretch of the 24,000-km Trans Canada Trail with plans by the County Wide Active Transportation System (CWATS) to build more than 800 additional km of cycling paths and multi-use trails over the next 20 years.

1. Detroit Regional Chamber, 2017
2. Where Your Hunt Begins, Michigan Department of Natural Resources, 2017
3. Windsor Essex Pelee Island Official Visitor Guide



VINEYARDS



AGRITOURISM



BREWRIES



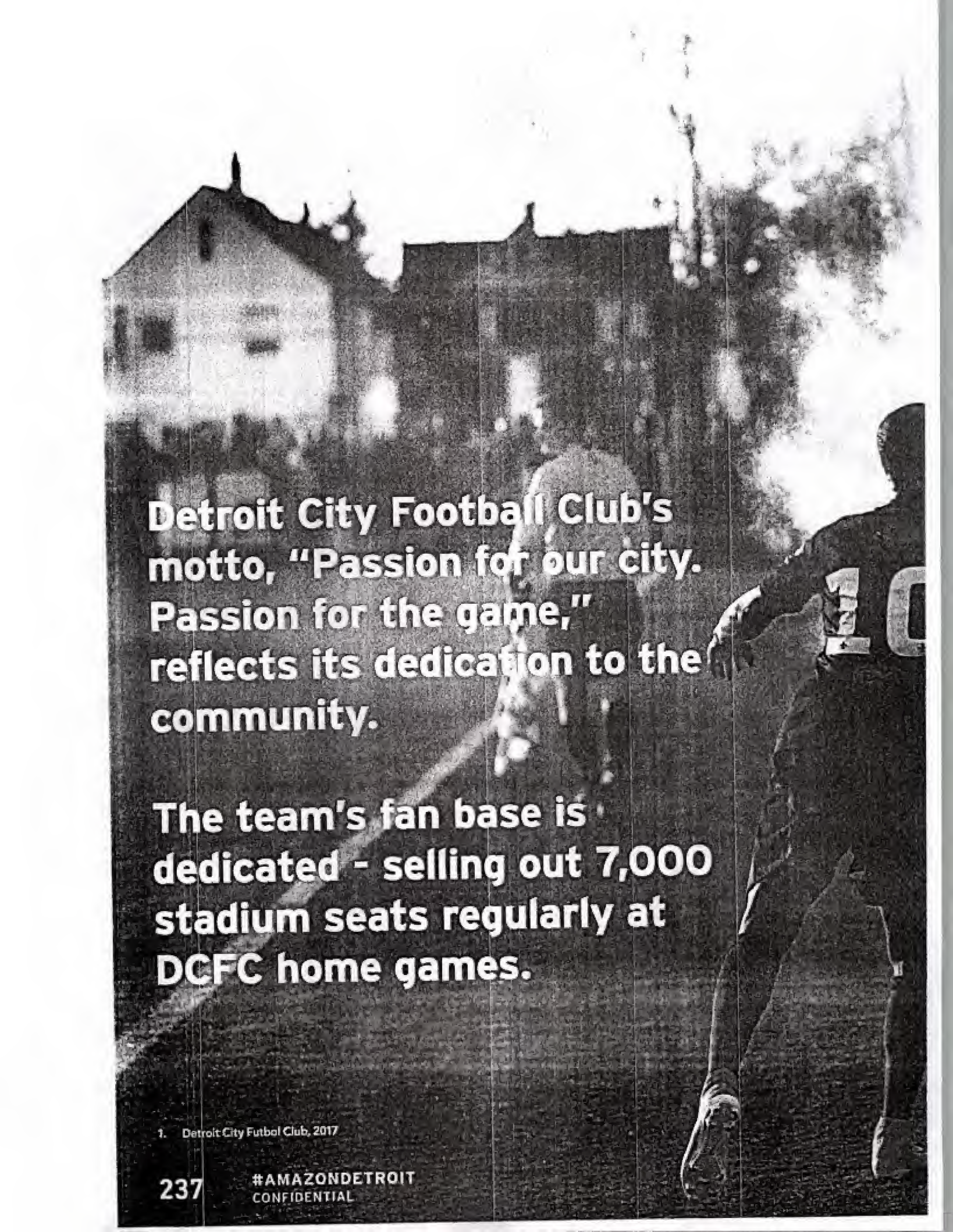
DETROIT CITY FOOTBALL CLUB

Founded in 2010, the Detroit City Football League (DCFL) originally began as a small, recreational adult soccer league playing on Belle Isle. Since then, DCFL has boomed, now including more than 30 neighborhood teams and 1,300 participants.

Composed of teams that represent specific Detroit neighborhoods, DCFL has become a major asset and point of pride, as well as a draw for new talent - more than 80 percent of participating players are city residents and 5 percent have cited the league as a reason they moved to Detroit.

DCFL spurred the creation of the Detroit City Football Club, a semi-professional soccer team that has garnered national media attention for its grassroots founding and rabid and dedicated local fan base.

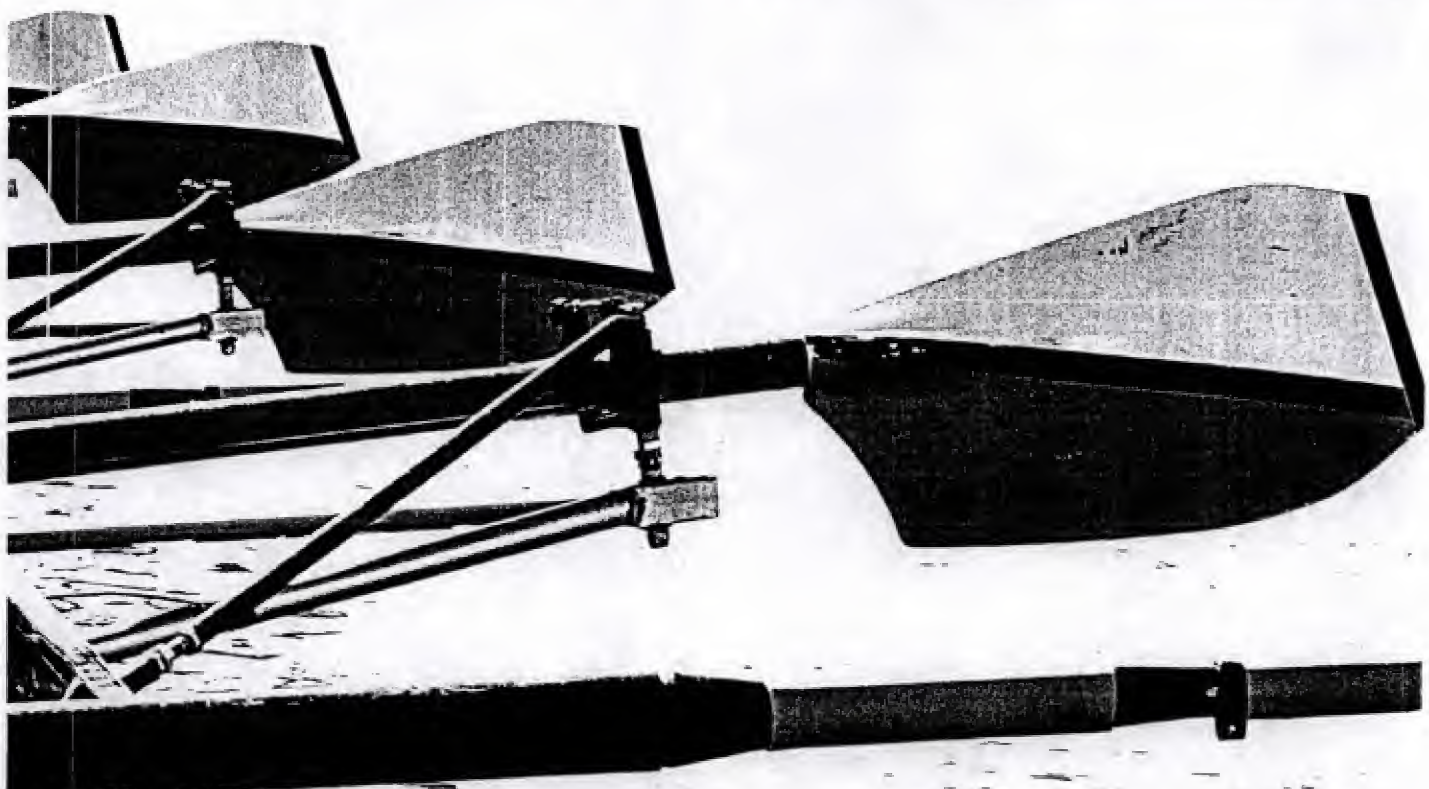
In 2015, DCFC led an effort to restore a historic 7,000-seat stadium for use as their team's home field. They were able to crowdfund \$725,500 for the renovation - the largest crowdfunding campaign of its kind in Michigan history.



Detroit City Football Club's motto, "Passion for our city. Passion for the game," reflects its dedication to the community.

The team's fan base is dedicated - selling out 7,000 stadium seats regularly at DCFC home games.

1. Detroit City Futbol Club, 2017



**Detroit Boat Club
is dedicated to
the education
and promotion of
recreational rowing
in Detroit**

MIDWESTERN COASTAL CITIES

URBAN RECREATION

In recent years, Detroit and its surrounding communities have embraced the restructuring of its roads to integrate more transportation modes within them, especially bike infrastructure and reduced travel lanes for vehicles. At this time, Detroit has more than 100 miles of bike lanes, several successful implemented greenways including the popular Dequindre Cut, a master plan that calls for over 70 miles of greenways throughout Detroit, and a planning director with a goal of making Detroit one of the most bike friendly cities in America.

Answering this call, Slow Roll Detroit organizes 25 annual community bike rides that seek to expose the city's unique neighborhoods. Last year, over 12,000 riders registered for these social recreation bike rides that then spent over \$3 million in community businesses afterwards.¹

Embracing this combination of social sports, the Detroit/Windsor region has cultivated a new generation of social clubs that utilize the natural resources for social recreation.

Formed in 1839, the oldest American boat and rowing club – The Detroit Boat Club – still operates out of the Belle Isle Boathouse. The Detroit Boat Club builds on its storied past with a nationally ranked crew. Sponsored by the Friends of Detroit Rowing, the Detroit Boat Club is dedicated to the education and promotion of amateur rowing in the Detroit metropolitan community. Throughout the year, both organizations provide competitive and recreational programs to men and women of all ages.²

Consistently named one of the best places to golf in the country, Michigan is also known as a golfing mecca. With more than 650 public golf courses in the state, Detroit and Windsor provide four courses within their city limits.³



SOCCER CLUBS



BIKING



GOLFING

1. About Slow Roll, Slow Roll Detroit, 2017
2. Encyclopedia of Detroit, Detroit Boat Club, Detroit Historical Society
3. The Best Golf States in America, Golf Advisor, 2017



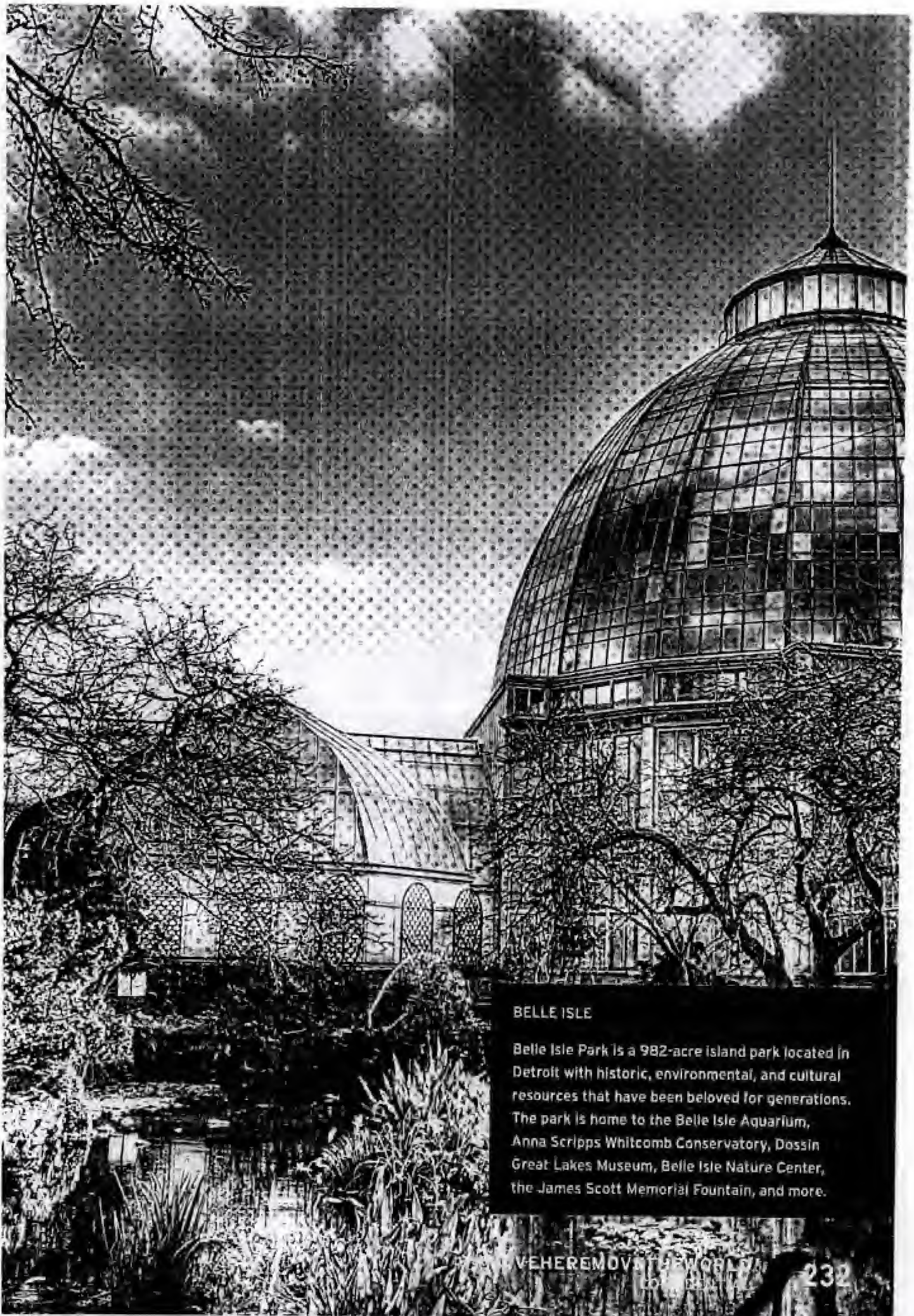
FARM TO TABLE

Supporting Detroit's restaurant scene, Michigan's natural framework is also notable for its productive uses as well. Beyond the more commonly known crops of apples, blueberries, and cherries in Michigan, access to water and the abundance of local agriculture on nearby farms makes it easy for Detroit's restaurants to source ingredients locally. According to Keep Growing Detroit, a local advocacy organization that helps farmers become food entrepreneurs, some 1,400 gardens and farms across the city of Detroit grew more than 400,000 pounds of fresh produce last year alone. Unusually good soil and an abundance of open land have provided entrepreneurs the space to experiment with truly productive urban gardens.



**Detroit
restaurants are
proud supporters
of urban gardens
and Farm to
Table cuisine.**

1. Keep Growing Detroit, About Us, 2011



BELLE ISLE

Belle Isle Park is a 982-acre island park located in Detroit with historic, environmental, and cultural resources that have been beloved for generations. The park is home to the Belle Isle Aquarium, Anna Scripps Whitcomb Conservatory, Dossin Great Lakes Museum, Belle Isle Nature Center, the James Scott Memorial Fountain, and more.

MIDWESTERN COASTAL CITIES

BELLE ISLE + METRO PARKS

While the State of Michigan boasts 99 State Parks and State Recreation Areas, Detroit is home to the crown jewel, the 982-acre Belle Isle Park. Nestled between the U.S. (Detroit) and Canada (Windsor) in the Detroit River, this island park was designed by the notable landscape architect, Frederick Law Olmstead, who also designed New York City's Central Park.

Beyond Belle Isle, 13 regional "Metroparks" provide almost 24,000 acres that serve Southeastern Michigan's recreational needs. As part of a collaborative ecological network established on the Huron Clinton and Detroit Rivers, the Metroparks act as the links in a chain of blue/green regional beltway.

Each Metropark hosts a variety of outdoor recreational and educational activities year round. Picnicking, boating, hiking, nature study, biking, golf, winter sports and a host of special outdoor programs and events give the urban population of southeast Michigan a natural respite.

On the Canadian side of the Detroit River, Windsor has established the Riverfront Trail and Park, a 5 mile communal greenspace that serves the residents of Windsor and its adjacent communities.

DETROIT'S BELLE ISLE PARK IS 15% LARGER THAN NEW YORK'S CENTRAL PARK

BELLE ISLE



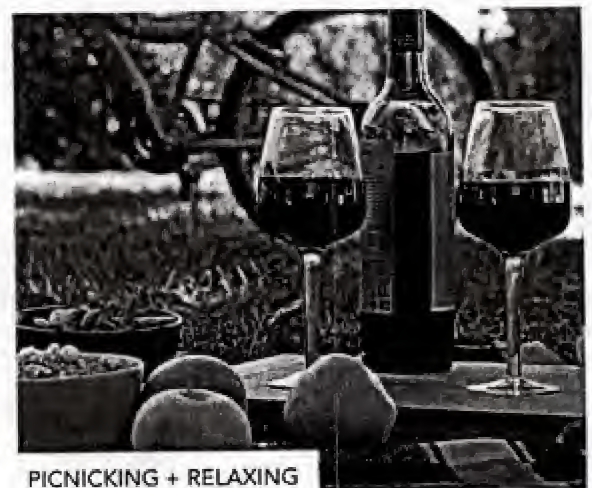
CENTRAL PARK



1. Michigan Economic Development Corporation, 2017



WALKING + HIKING



PICNICKING + RELAXING



RECREATION



202,500

AGE OF AMERICAN

TEEN

EMO

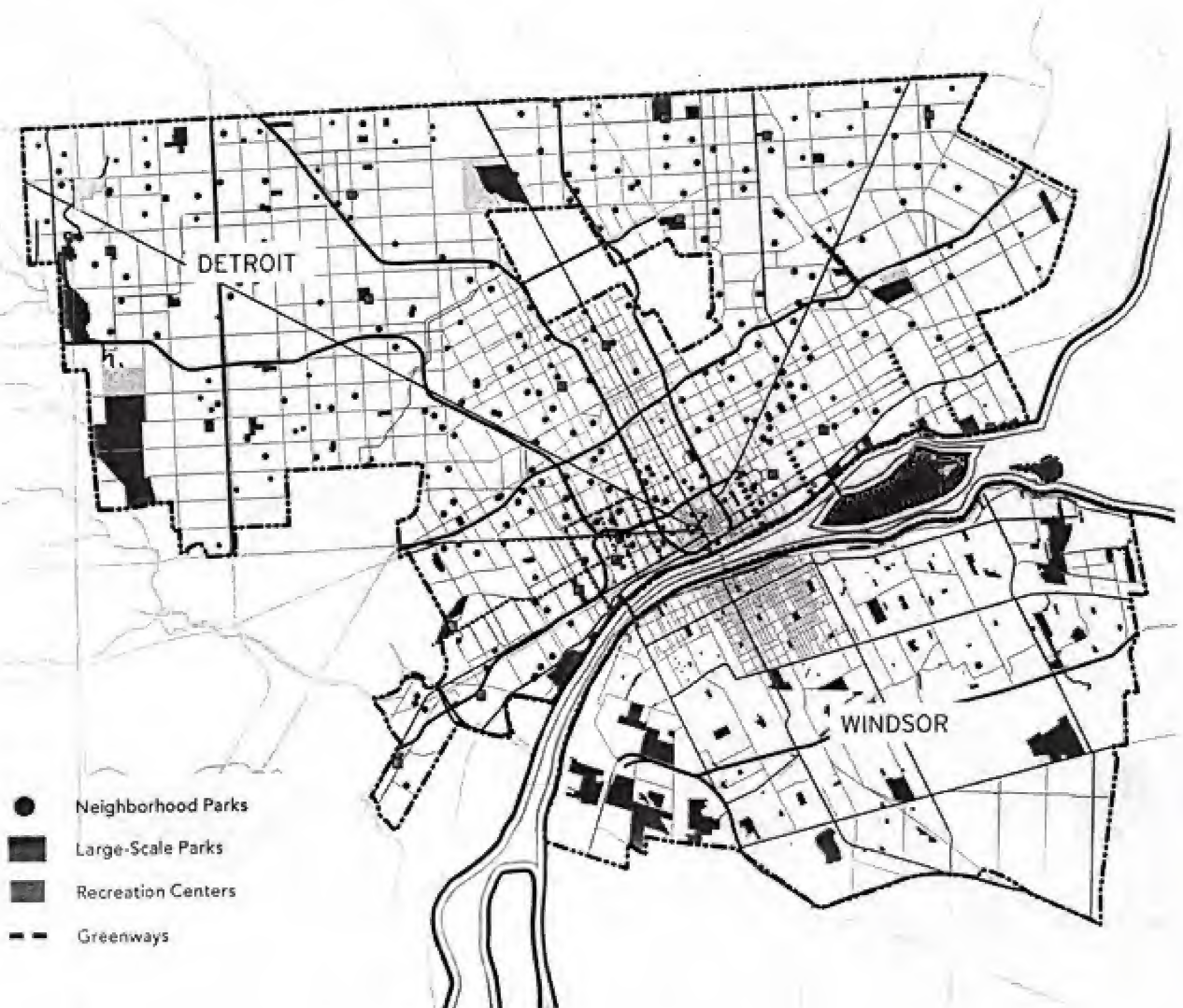
MIDWESTERN COASTAL CITIES

RECREATION NETWORK

On both sides of the border, Detroit and Windsor have each established a chain of riverfront parks that act as the spine to their city's public space network. The Detroit RiverWalk is a 3.5 mile public space and parkland corridor that offers a diversity of healthy urban living opportunities for running, biking, skating, fishing,

swimming, and recreational sports. Representing the first phase of a more comprehensive RiverWalk network, these 3.5 miles also connect into an existing comprehensive urban trail network composed of the Dequindre Cut, Belle Isle Loop, Conner Creek Greenway, and Midtown Greenway.

DETROIT + WINDSOR PARK NETWORK



1. Parkland Stat Source: Michigan Economic Development Corp., 2017



2nd IN THE NATION FOR SKI RESORTS

WINTER HAVEN

With 42 ski areas, 269 lifts, 50 terrain parks, nearly 1,000 ski runs and the only ski flying hill in the country, Michigan ranks second in the nation for the number of skiing areas found in a state. The winter environment provides amazing opportunities for cross country skiing, snowshoeing, ice fishing and a plethora of exciting activities. Even winter can't stop the Motor City's car events. The half-a-century old "Sno*Drift Rally," held in Michigan, is the kick off event to the Rally American National Championship.



#MOVEHEREMOVETHEWORLD
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228

Michigan is
an outdoor
playground for
people of all
walks of life.



1. Which State has the most Ski Resorts. Snow Brains, 2017

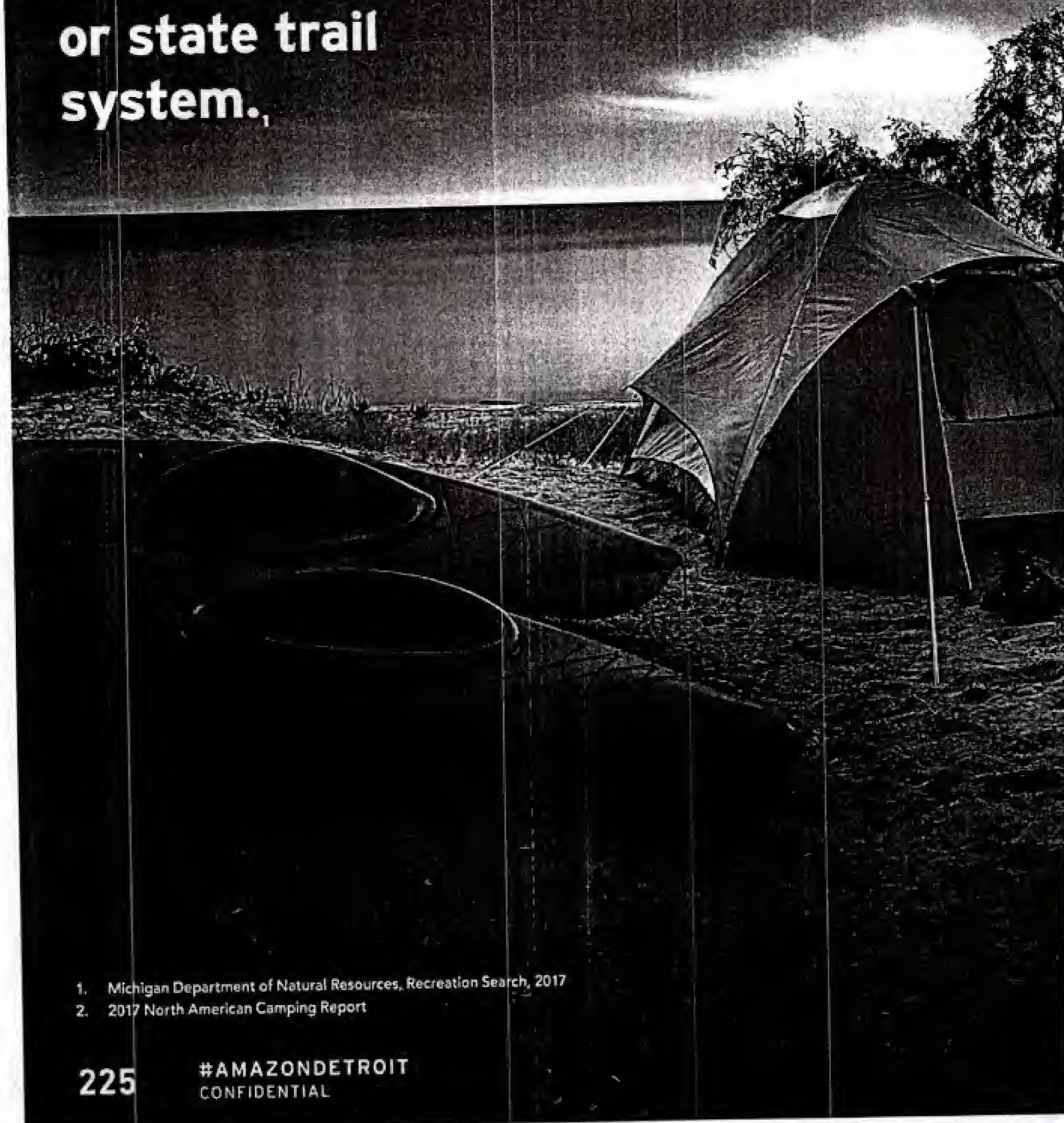
W. M. W. DETROIT
C. W. DETROIT



TALENT PRIORITIES

While national statistics illustrate that more people are now living in cities than in rural settings, the outdoor adventure industry is growing after years of decline. As noted in The North American Camping Report, nearly one-in-three Americans went camping last year, and more than one million households camped for the first time ever. Of this rising demographic that desires a strong connection to nature, nearly half of these campers were millennials between 18 and 35 years old. This same professional demographic has prioritized an unprecedented interest in urban cycling, spending time in nature, and a renewed concern for the environment.

**You are never more
than half an hour
from a Michigan
state park, state
forest, campground
or state trail
system.**



1. Michigan Department of Natural Resources, Recreation Search, 2017
2. 2017 North American Camping Report

**You are never
more than six
miles from a
body of water in
Michigan.**



1. EPA Great Lakes Facts and Figures, 2017
2. Michigan Forest Facts, Michigan Forest Association, 2014
3. Michigan Economic Development Corp, 2017
4. Popular Science, These will be the best places to live in America in 2100 A.D.

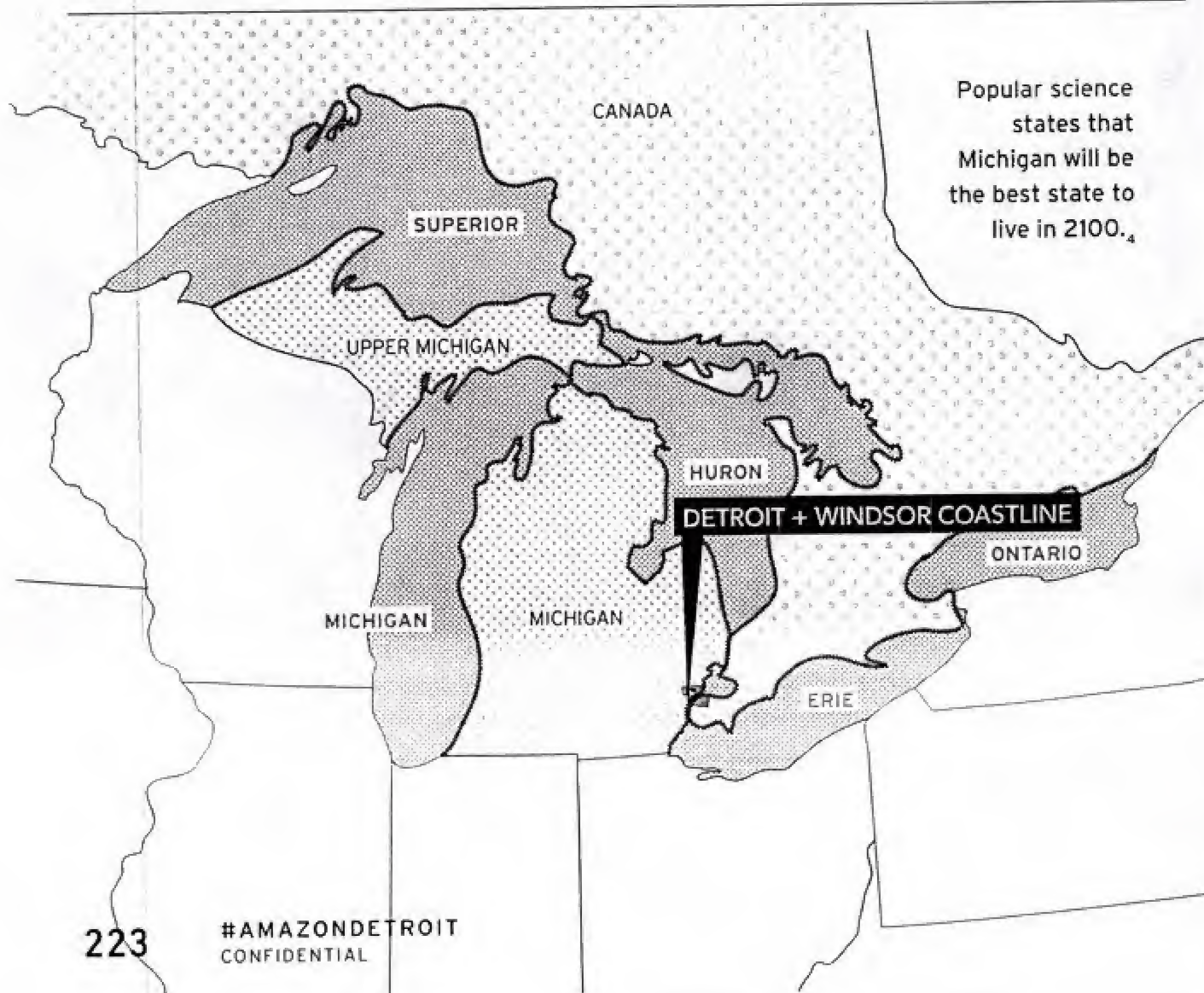
MIDWESTERN COASTAL CITIES

DETROIT + WINDSOR

The cities of Detroit and Windsor boast something that few other Midwestern cities can market – each city offers the alluring natural amenities of a west- or east-coast city, for the price of a land-locked Midwestern city. Located on the Detroit River connecting Lake Huron and Lake Erie, the Detroit/Windsor area has access to the full chain of Great Lakes – a series of water bodies that contains 21 percent of the world's fresh surface water and 84 percent of the U.S. supply.¹

With more than 3,000 miles of Great Lakes coastline and countless more miles of inland lakes and rivers, these beautiful freshwater resources are widely explored and enjoyed by residents and visitors alike.² The Detroit region provides unparalleled opportunities for those who have a love for fishing, sailing, kayaking or cruising on open water.

3,000 PLUS MILES OF GREAT LAKES COASTLINE



Popular science states that Michigan will be the best state to live in 2100.⁴

WINDSOR-ESSEX

2500

ACRES OF PARKLAND

Windsor's Riverfront Trail spans 5 km and runs through gardens, parks, plazas, a sculpture park, and passes veteran memorials. The path is designed to be used by cyclists, rollerbladers, walkers, and strollers.⁶



35 agritourism destinations in Canada include wineries, distilleries, and breweries⁷



Over 200 parks within Windsor-Essex County⁸



5 km Windsor Riverfront Trail⁶



Windsor-Essex accommodates a 412-km stretch of the 24,000-km Trans Canada Trail with plans by the Country Wide Action Transport System to build more than 800 additional km of cycling paths and multi-use trails over the next 20 years.⁷

DETROIT METRO

200K

ACRES OF PARKLAND

The Detroit Riverfront is 3.5 miles, running through a number of parks, stretching to Belle Isle. The mile long Dequindre Cut Greenway connects Lafayette Park and Eastern Market to the Riverfront.



1,400 gardens and farms across the city of Detroit, growing more than 400,000 pounds of fresh food.⁹



Detroit City Futbol Club has over 30 neighborhood teams and 1300 players.



Belle Isle Park is a 982-acre island park



Detroit RiverWalk is 3.5 miles + growing



Over 200 miles of bike lanes with organized bike events, such as Slow Roll,¹⁰ that schedules 25 annual rides, totaling over 12,000 riders per year.¹⁰

Windsor-Essex has 412 km of the 24,000km Trans Canada Trail.⁷

The cities of Detroit + Windsor boast something that few other Midwestern cities can: alluring natural amenities of a west- or east-coast city for the price of land-locked Midwestern cities.

MICHIGAN



Michigan borders four of the five Great Lakes which contain 21% of the world's fresh surface water and 84% of North America's supply.

THE 3,000 MILES OF GREAT LAKES COASTLINE AND COUNTLESS MORE MILES OF INLAND LAKES AND RIVERS ARE WIDELY EXPLORED AND ENJOYED BY RESIDENTS AND VISITORS ALIKE.



20.3 M

ACRES OF FORESTS₂



11,000

INLAND LAKES₃



249

(150) STATE CAMPGROUNDS
AND (99) STATE PARKS₄

1. EPA Great Lakes Facts and Figures, 2017
2. Michigan Forest Facts, Michigan Forest Association, 2014
3. Facts about Michigan's Lakes, Michigan Department of Natural Resources, 2017
4. Outdoor Recreation and Tourism, Michigan Department of Natural Resources
5. City Parks, City of Windsor, 2017
6. Windsor Essex Pelee Island Tourism, visitwindsorsex.com
7. Windsor Essex Pelee Island Official Visitor Guide
8. Michigan Department of Natural Resources, Recreation Search, 2017
9. Detroit's Urban Farms, CityLab, 2016
10. About Slow Roll, Slow Roll Detroit, 2017

The origins of Detroit/Windsor resulted from ecological economic opportunities and the resiliency resulting from these natural amenities. Over three hundred years later, this same natural framework safeguards continued socio-economic value for this region.

As other cities search for fresh-water supply, hurricane-proof strategies, flood proof zones, and healthy living networks, the Detroit/Windsor region is confidently resilient and asks how cities can incorporate ecology frameworks to do more.

In collaboration, the Detroit/Windsor communities are planning for the 22nd century natural ecosystem - a system that provides basic urban needs designed in an innovative multi-tasking infrastructure system.

NATURAL
FORTITUDE.
**THE MID-
WESTERN
COASTAL
CITIES,**



DESIGN YOUR OWN LIFESTYLE

WINDSOR

THE SISTER CITY

One of Ontario's oldest settlements, Windsor is an ethnically rich town known for its significant role in the automotive industry, storied history, and diverse culture.

Ouellette Avenue, the main commercial street in downtown Windsor, runs north-south from the Detroit River and is the epicenter of nightlife and activity. Its proximity to the University of Windsor brings a collegiate energy to the downtown area.

Outdoor recreation and greenspace are integral to Windsor, featuring over 2,500 acres of park land and 5 km of Riverfront Trails - a winding riverwalk providing pristine views of Detroit's skyline.

Beyond the urban core, Windsor's neighborhoods are as diverse as its population and home to a wide range of ages from young singles to families to senior citizens. These residents enjoy access to an excellent education system and the many cultural amenities of Windsor and Detroit.



University of Windsor

Stephen and
Vicki Adams
Welcome Centre



DESIGN YOUR OWN LIFESTYLE

WINDSOR

THE SISTER CITY

"The Windsor-Essex region is a great place to call home. Having immigrated to this community over 30 years ago from a large metropolitan city in Uruguay, I can attest that Windsor's geographic location allows its citizens to experience a better quality of life. Every day we are able to take advantage of the many benefits of living in a medium size community such as reduced commuting time, more green spaces for social and leisure interactions and affordable living standards; and in a matter of minutes we can cross the border to Detroit and take advantage of the amenities of a large metropolitan area. This geographic location has also contributed to Windsor becoming one of Canada's most ethnically diverse communities where both established and emerging ethnic groups come together to showcase their diversity and celebrate Windsor as a welcoming community for all. Above all, Windsor is a nurturing and caring community where established professionals and industry leaders are committed to growing future professionals. As a proud Windsorite and Canadian, I invite you to come to our community, experience what makes us unique, share your talents and let's work together to continue our transformation."

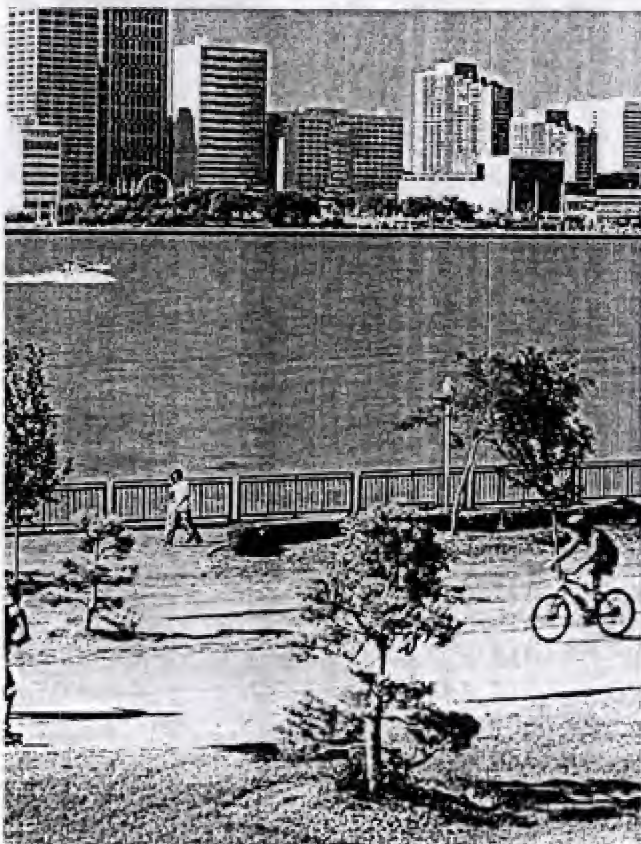
Marcela Ciampa

Manager, Employee Engagement & Development,
Department of Human Resources, University of
Windsor





2



4

DESIGN YOUR OWN LIFESTYLE

WINDSOR

THE SISTER CITY

1 WALKERVILLE

Originally established as Walker's Town by founder Hiram Walker, owner and producer of Canadian Club Whiskey, today's Walkerville is a historic district characterized by Albert Kahn-designed historic homes, tree line streets, and abundant greenery.

2 LITTLE ITALY

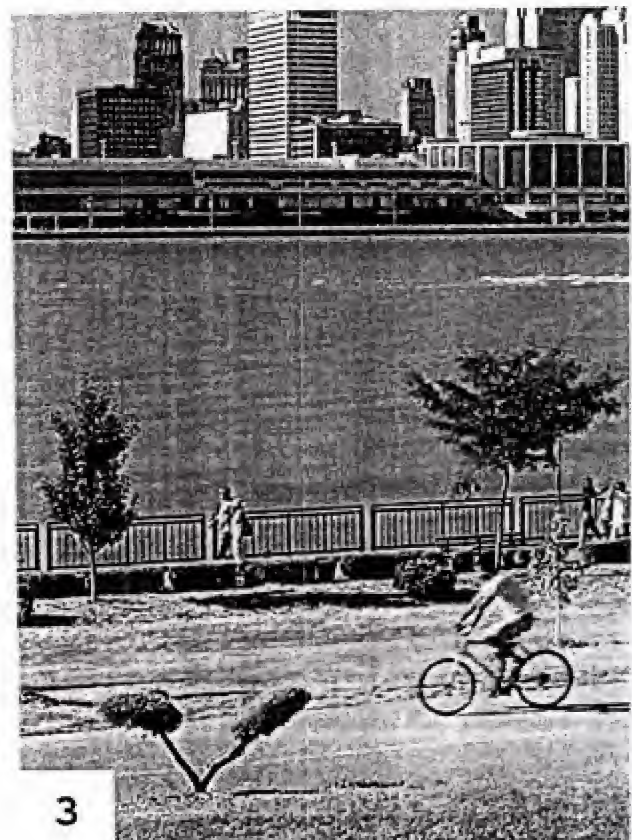
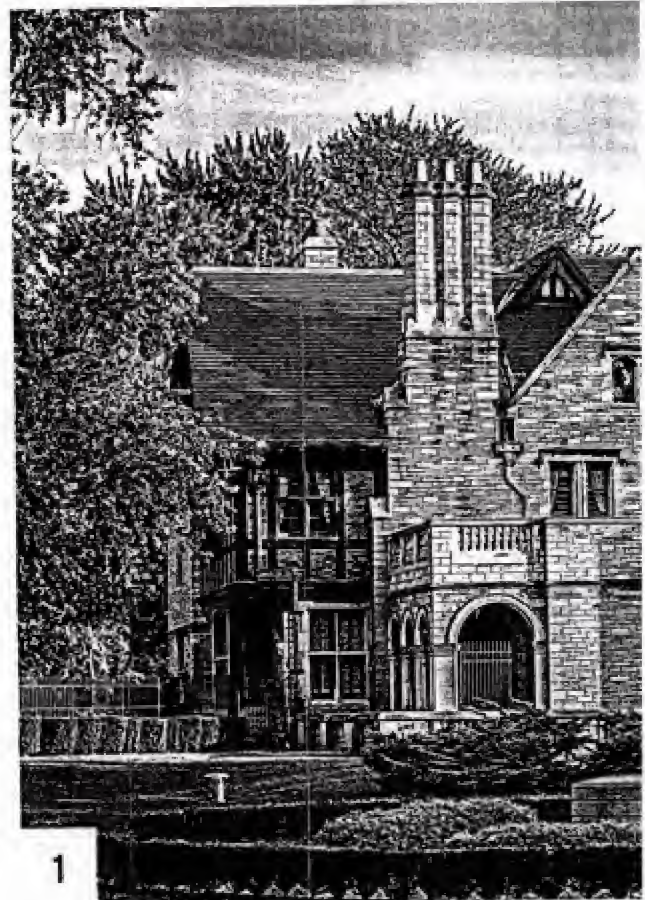
Affectionately known as "Via Italia," Little Italy is a densely populated stretch of Erie Street known for its boutiques and culinary destinations - renowned bakeries, upscale restaurants, trattorias, gelaterias, cafes, and grocers.

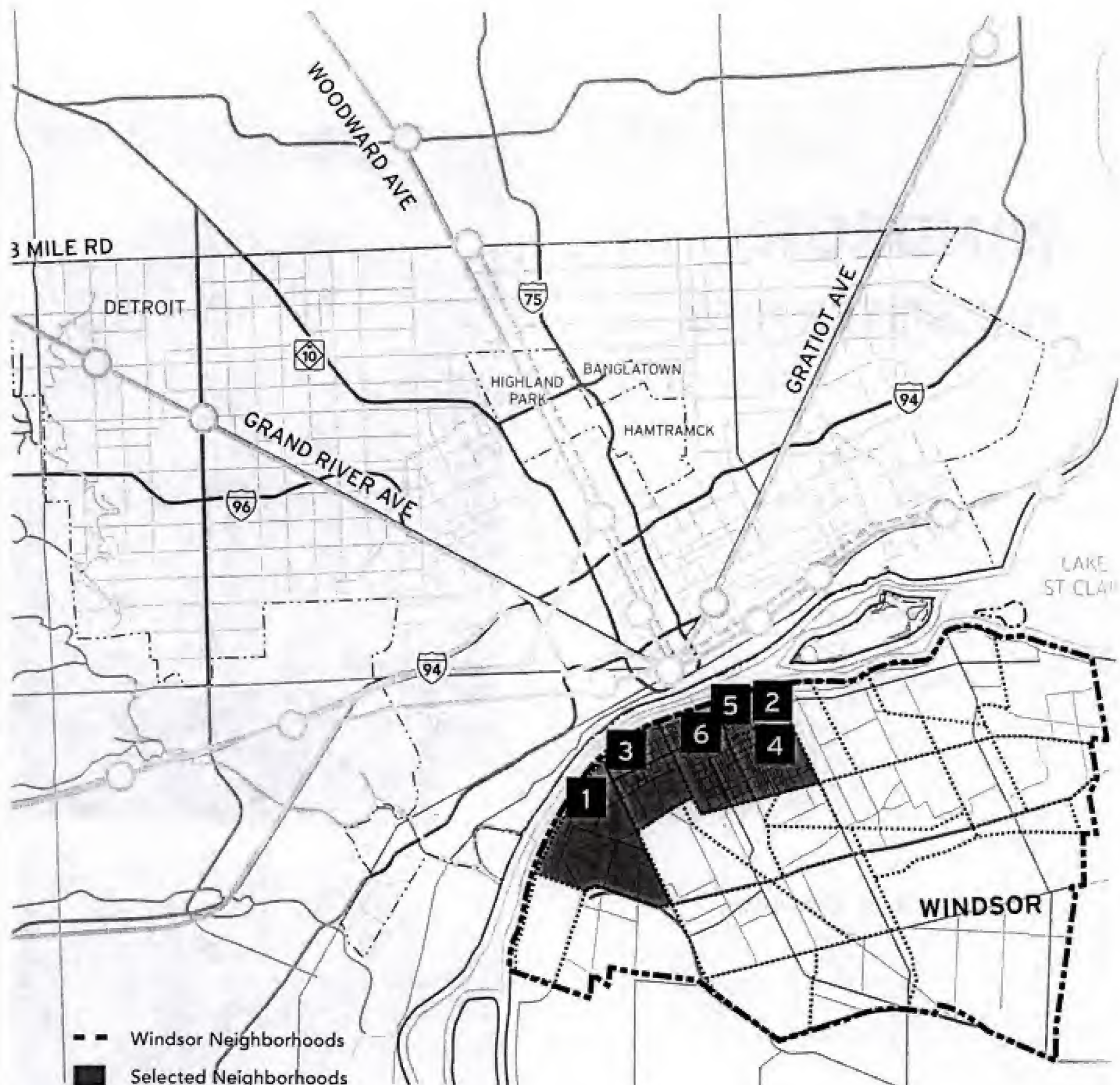
3 DOWNTOWN GALLERY

Organized around Quelling Avenue, the city's historic main street commercial corridor, boasts a lively nightlife, eclectic restaurants, retail, independent theatres, and an activated waterfront of parks and gardens.

4 SANDWICH

One of the oldest neighborhoods in Canada, Sandwich is home to unique heritage buildings. This community is one of Windsor's most walkable neighborhoods, incorporating extensive biking and hiking trails.





4 LITTLE ITALY

\$224,900
FOR SALE
4 BDS - 1 BA - 1,200 SQFT

5 WALKERVILLE

\$265,000
FOR SALE
5 BDS - 3 BA - 1,250 SQFT

6 DOWNTOWN

\$1,100
PER MONTH
2 BDS - 1 BA - 1,000 SQFT

DESIGN YOUR OWN LIFESTYLE

WINDSOR - THE SISTER CITY

The international relationship of Windsor to Detroit is really its most unique urban asset. Together, they create an unparalleled North American community.

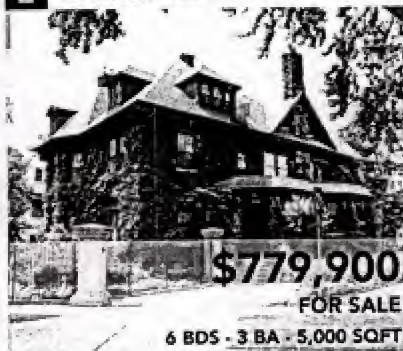
At the heart of Windsor exists a rich international flavor of culture, entrepreneurial spirit and a well-balanced quality of life. Settled in 1816 by an American entrepreneur, Hiram Walker, the city was established to support his world-class liquor company that still exists there to this day. In a strategic geographical and international move, the Walkerville neighborhood grew out of his decision to locate his business along the banks of the Detroit River. Eventually the amalgamation of adjacent towns led to Windsor becoming a significant progressive city within Canada.

The international relationship of Windsor to Detroit is really its most unique urban asset. Together, they create an unparalleled North American community.

1 SANDWICH



2 WALKERVILLE



3 UNIVERSITY





ROYAL OAK

Royal Oak has a lovely small-city atmosphere with charming streets, moments of inspiration, and trendy shops. Downtown Royal Oak provides authentic experiences with an ambiance of shopping, dining, and eclectic entertainment. Royal Oak is not only a favorable place to unwind, but is an exceptional location to live and work. It is diverse in housing options and provides all necessary amenities from churches, food, health, education, technology, and financial services.

SIZE: 11.79 Sq Mi

POPULATION: 59,006 (US Census Bureau 2016)

DRIVE TIME: 19 Min (14.4 Miles)

AMENITIES: Charming, Modern, Entertainment, Shopping, Variety of Food, Celebrating, Tourism, Mix of Housing Types, Local Services, Theaters, Clubs, Bars, Education, Walkability

DESIGN YOUR OWN LIFESTYLE

OAKLAND COUNTY

OUTER-RING SUBURBS



BIRMINGHAM

The City of Birmingham is located halfway between the City of Detroit and the City of Pontiac and is easily accessible to all major freeways and the airport. It is home to 20 parks offering passive and active recreational opportunities. Passing through the heart of the city are urban bike paths, wooded trails and the Rouge River. Birmingham is an affluent urban area with a lot to appreciate and is still able to maintain a small town feel. It was named one of the country's "Top 20 Most Walkable Communities". Downtown Birmingham has a diversity of retailers including restaurants, gift stores, antique shops, and art galleries, while also serving as a center for real estate, accounting, insurance and other services. During the summer months Birmingham offers outdoor galleries, music concerts in the park, farmer's markets, and festivals.

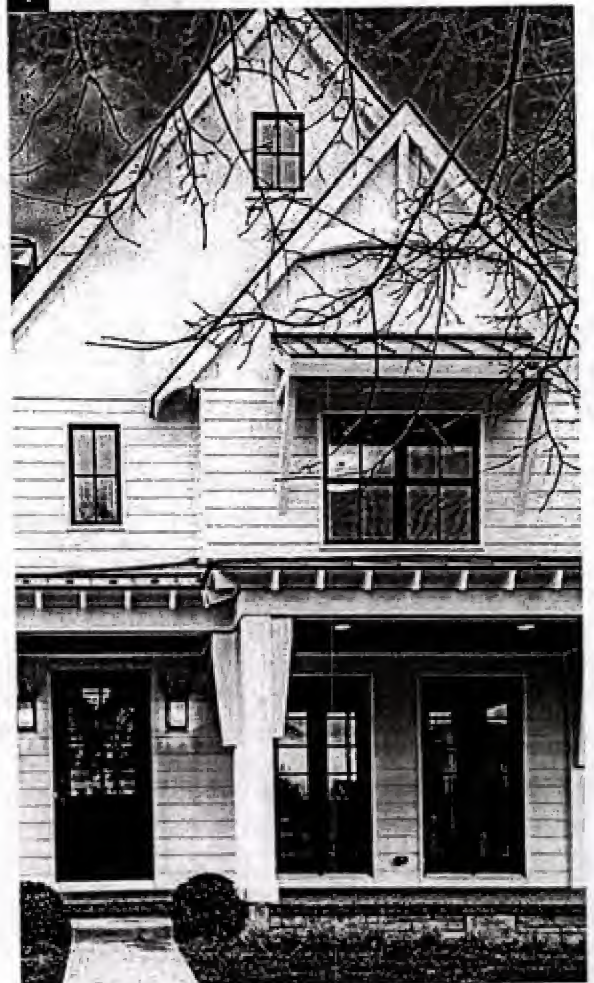
SIZE: 4,788 Sq Mi

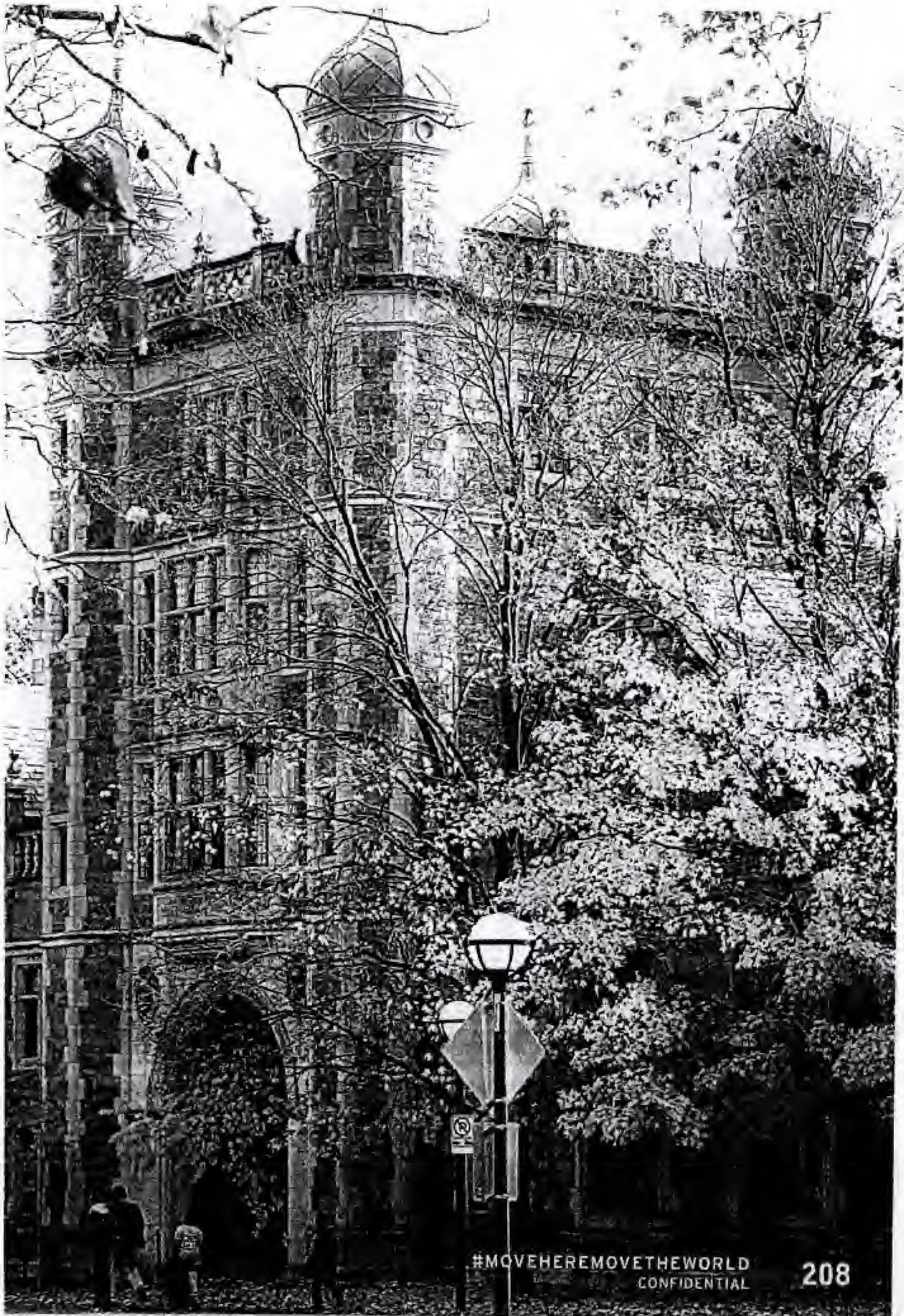
POPULATION: 21,007 (US Census Bureau 2016)

DRIVE TIME: 27 Min (19.9 miles)

AMENITIES: Small Town Feel, Recreational Opportunities, Walkable Community, Diversity of Retailers, Summer Outdoor Events, Affluent Area

1 HISTORIC HOMES





#MOVEHEREMOVETHEWORLD
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DESIGN YOUR OWN LIFESTYLE

WASHTENAW COUNTY

OUTER-RING SUBURBS



ANN ARBOR

Consistently ranked a best place to live, the city of Ann Arbor features a collection of world-renowned museums, exceptional dining, unmatched cultural opportunities, and world-class attractions. Located 45 minutes west of Detroit, Ann Arbor is also home to the top-ranking University of Michigan known for its research programs, sports teams, and outstanding arts. This unique blend of urban amenities helps consistently place Ann Arbor as one of the country's best places to live. Ann Arbor's diverse population of students, young families, singles, and older residents add to the vibrancy in this cosmopolitan city.

SIZE: 28.69 Sq Mi

POPULATION: 120,782 (US Census Bureau 2016)

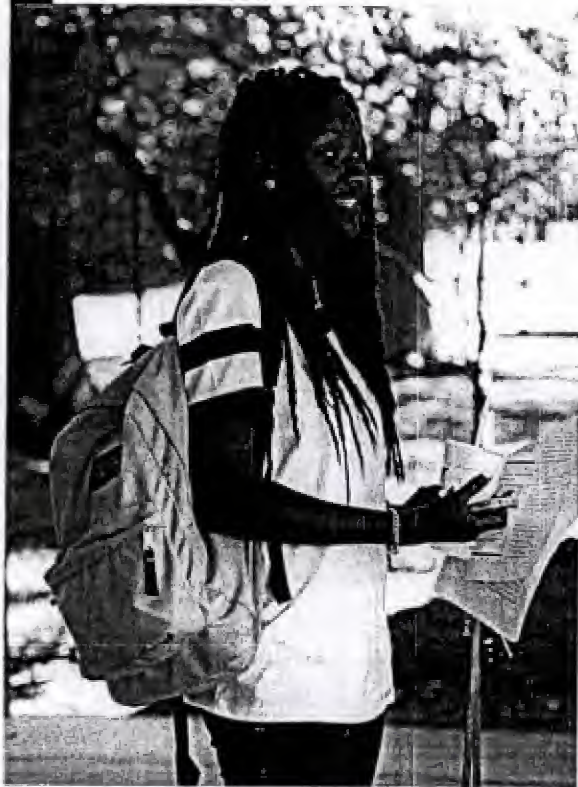
DRIVE TIME: 60 min (43.5 Miles)

AMENITIES: University of Michigan, Museums, Specialty Shops, Farmers Markets, Huron River, Fine Dining, Younger Population, Cultural Opportunities

1 UNIVERSITY TOWN



2 INTERNATIONAL ACADEMY



CLINTON TOWNSHIP

Through rigorous and authentic educational experiences, the International Academy of Macomb cultivates a community of reflective, balanced, and principled thinkers prepared to make a positive impact on the global society. The International Academy of Macomb's approach to assessment honors the process of student-centered learning through authentic formative and summative evaluations that inform classroom instruction. Assessments are varied and interdisciplinary, offering students the opportunity to take ownership of their learning. The International Academy of Macomb is an exciting and cohesive learning community. It includes students, graduates, parents, educators, and area professionals and fosters global connections with a particular emphasis on Macomb County.

SIZE: 18.15 Sq Mi

POPULATION: 96,796 (US Census Bureau 2016)

DRIVE TIME: 36 Min (27.3 Miles)

AMENITIES: Recognized in National Rankings

3 QUAIN AND LOCAL LIVING



MOUNT CLEMENS

Mount Clemens is a community of quaint local businesses with farmers markets, coffee shops, pubs, and one-of-a-kind restaurants. The authentic downtown district features gardens, water fountains, dog parks, statuary and intimate seating areas with gazebos. Mount Clemens features a downtown rich in history. It was once home to the large industry of the mineral baths, which were scattered around the city. Mount Clemens' residential neighborhoods include an eclectic collection of tree-lined streets with historic to contemporary homes. The city organizes summer fairs, art shows, firework displays, boat cruises, and festivals.

SIZE: 4.201 Sq Mi

POPULATION: 16,349 (US Census Bureau 2016)

DRIVE TIME: 43 Min (25.9 Miles)

AMENITIES: One-of-a-kind-restaurants, Water Fountains, Gardens, Waterfront, Events, Quaint Local Businesses, Dog Parks, Rich History, Mineral Baths, Tree-Lined Streets

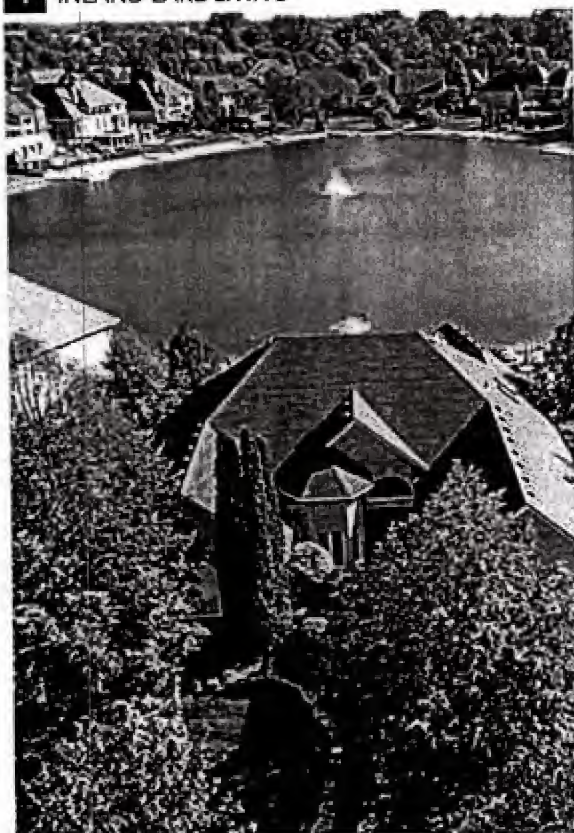
DESIGN YOUR OWN LIFESTYLE

MACOMB COUNTY

OUTER-RING
SUBURBS



1 INLAND LAKE LIVING



SHELBY TOWNSHIP

Shelby Township is known for its excellent local public schools operated by the Utica Community Schools district - a top school district in the region. Among Shelby Township's great assets are the world-class recreational opportunities, including champion public golf courses. In all of Shelby Township, there are over 1,200 acres of public parks with hundreds of miles of hiking and biking trails that offer the feeling of being up north. It is a great escape for nature lovers to view more than 100 species of native birds, other animals and trees. The township is currently included in the plans for the Iron-Belle trail, which will ultimately connect Detroit to the State of Wisconsin.

SIZE: 35.21 Sq Mi

POPULATION: 73,804 (US Census Bureau 2016)

DRIVE TIME: 39 Min (31.3 Miles)

AMENITIES: Utica Community Schools, World-Class Recreational Opportunities, Biking/Hiking Trails, 1,200 Acres of Public Parks, Native Animal Species & Trees



DESIGN YOUR OWN LIFESTYLE

FERNDALE

INNER-RING SUBURBS



Anchored along the main street of 9 Mile Road, Ferndale is situated just beyond Detroit's northern border. Detroit's unofficial LGBTQ hub, Ferndale is known for its vibrant street life and accepting community.

In recent years, Ferndale has attracted a growing population of young professionals and families seeking a small town feel with easy access to Detroit's urban amenities. Its progressive politics, impressive restaurant scene, and eclectic night life options attract a diverse crowd of people seeking an energetic lifestyle.

Ferndale hosts several street festivals every year, closing off its main roads for parades, bazaars, and concerts. Ferndale Pride, DIY Street Fair, Funky Ferndale Art Fair, and the Pig and Whiskey Barbecue Festival are all popular festivities hosted in Downtown Ferndale.





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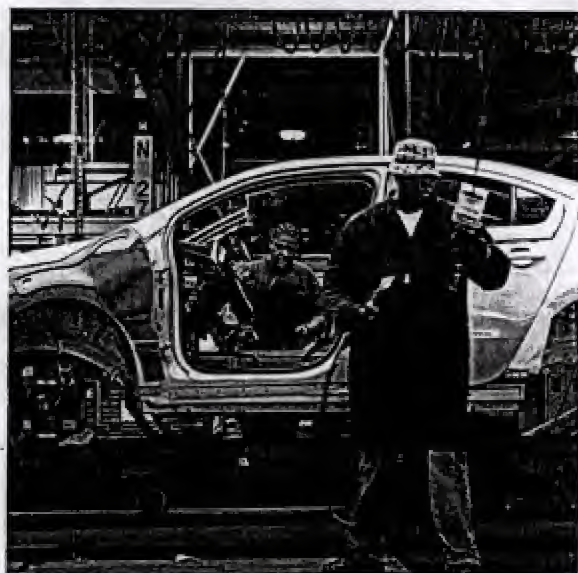
#AMAZONDETROIT
CONFIDENTIAL



DESIGN YOUR OWN LIFESTYLE

HAMTRAMCK

INNER-RING SUBURBS



Hamtramck is a multicultural, city fully surrounded on all sides by the City of Detroit. With 44% of its residents born outside of the United States, Hamtramck boasts a diverse immigrant population. Once a Polish immigrant community, the current city of Hamtramck is a diverse blend of Eastern European, South Asian, and Middle Eastern cultures. This unique amalgamation of international influences makes Hamtramck a food destination. Traditional ethnic cuisines from around the world can be found in the city's many restaurants, delis, and markets.

Hip, gritty, and unpretentious, Hamtramck also has a reputation as an under-the-radar recreation hub. Thousands of people flock to Hamtramck's Keyworth Stadium to cheer on the popular Detroit City Football Club. "Fowling," a fast-paced participatory game that combines football and bowling, is another activity unique to Hamtramck that attracts people from around the Detroit region.



1. Hamtramck, Where Diversity Rules, The Belt, 2016



2 HENRY FORD MUSEUM



2 RESIDENTIAL OPPORTUNITIES



DEARBORN

Dearborn is a city that has a genuine multicultural feel with a mix of restaurants, activities, mosques, and bilingual city signs. It is a regional city center for employment, healthcare services, higher education, shopping, cultural, organizations, and visitor attractions. The city was once home to Henry Ford, and is now the world headquarters of the Ford Motor Company.

SIZE: 24.44 Sq Mi

POPULATION: 94,444 (US Census Bureau 2016)

DRIVE TIME: 15 Min (9.2 Miles)

AMENITIES: Diversity, Arab American National Museum, Henry Ford Museum, Greenfield Village, Automotive Hall of Fame, Variety of Food Options

DESIGN YOUR OWN LIFESTYLE

WAYNE COUNTY

INNER-RING SUBURBS



GROSSE POINTE

Grosse Pointe is a waterfront city adjacent to Detroit, covering just over 10.4 square miles. The city is comprised of five communities with a total population of 46,000 - Grosse Pointe Farms, Grosse Pointe Woods, Grosse Pointe Park, Grosse Pointe Shores and Grosse Pointe City. Grosse Pointe is home to a number of fine shopping establishments, restaurants, parks, beaches and country clubs. The city's centrally located small business districts are well known for its quaint specialty shops, salons, art galleries, and unique restaurants. The city of Grosse Pointe is nestled along the shores of Lake St. Clair with beautiful homes that were once developed by wealthy Detroiters. This scenic town takes pride in its excellent private and public schools and strives to offer a safe environment for everyone.

SIZE: 10.4 Sq Mi

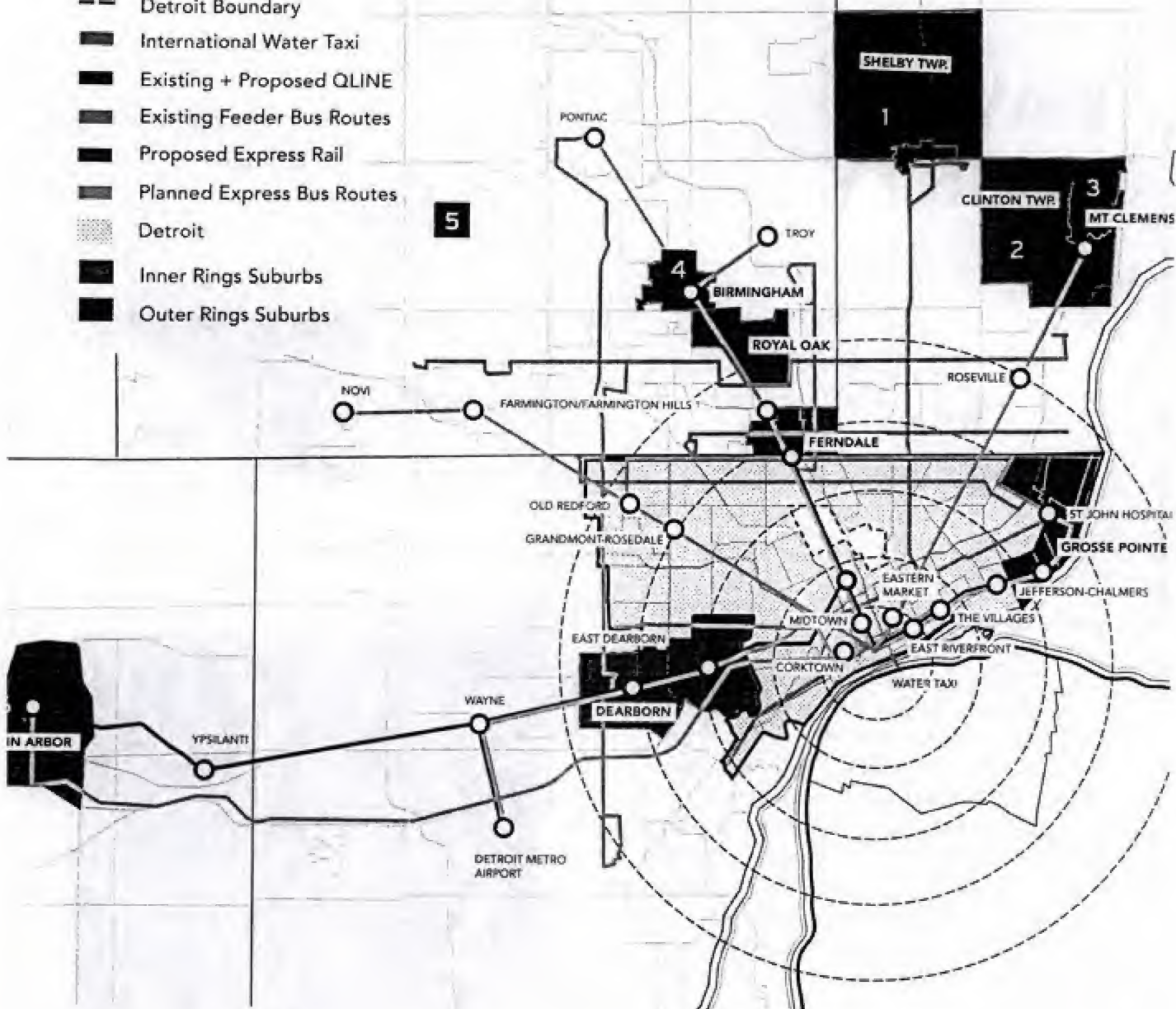
POPULATION: 46,000 (US Census Bureau 2016)

DRIVE TIME: 15 Min (8.3 Miles)

AMENITIES: Country Clubs, Specialty Shops, Lake St. Clair, Beautiful Real Estate, Scenic Town, Safe Environment, Exceptional Private and Public Schools, Art Galleries, Outdoor Activities


1 WATERFRONT LIVING





\$214,900
FOR SALE

3 BDS • 2 BA • 1,225 SQFT



\$470,000
FOR SALE
4 BD5 - 2.5 BA - 2,400 SQFT



\$344,000
FOR SALE
2 BDS - 1.5 BA - 1,300 SQFT

DESIGN YOUR OWN LIFESTYLE

SUBURBS

Beginning at the most northern point of the shared waterway system on Lake St. Clair, the St. Clair Shores and Grosse Pointe communities can be reached within a 20-minute drive from downtown Detroit. These communities offer exceptional school districts, access to city waterfronts in well-designed public parks, and a wide range of housing options ranging from modest mid-century ranches to lakefront mansions.

Like all metropolitan areas, Detroit and Windsor each have a tremendous supply of suburban cities that have evolved along their peripheral edge. For each city, the variety of suburban communities is just as diverse as the neighborhoods within the city itself. Along the region's main commercial thoroughfare, Woodward Avenue, and just north of Detroit reside a number of successful suburban neighborhoods such as Royal Oak, Ferndale and Birmingham. These neighborhoods are popular because of their urban character – walkability, density, unique housing stock constructed prior to WWII, and thriving downtowns populated with diverse retail and restaurant options.

Beyond the inner-ring suburbs are popular cities constructed primarily after WWII such as Southfield, Oak Park, Troy, Rochester, and Pleasant Ridge. These neighborhoods are popular for their mid-century architecture and convenient shopping opportunities. While a separate city in and of itself, Ann Arbor is considered by some to be a suburb of Detroit and many residents commute to Detroit daily.

1 ROYAL OAK



\$180,000

FOR SALE

2 BDS - 1 BA - 914 SQFT

2 DEARBORN



\$199,000

FOR SALE

3 BDS - 3.5 BA - 1,700 SQFT

3 MT CLEMENS



\$169,999

FOR SALE

3 BDS - 2 BA - 1,380 SQFT



PINGREE FARMS

Started by local manufacturing business owner's Jim and Shelly Green, Pingree Farms is a non-profit dedicated to neighborhood revitalization and youth education through urban agriculture. It seeks to turn vacant and blighted land into an urban food oasis, while providing meaningful educational opportunities for Detroit's young people. The vision for Pingree Farms Foundation is to expand in order to become the center of youth agriculture education while providing healthy food options.

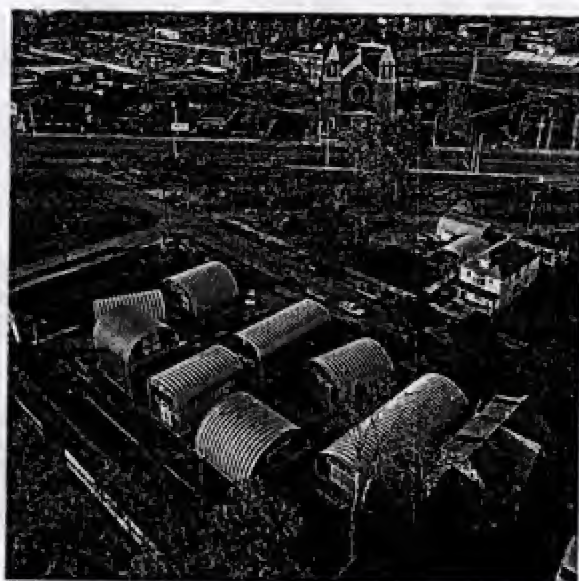




DESIGN YOUR OWN LIFESTYLE

TRUE NORTH

INNOVATIVE COMMUNITIES

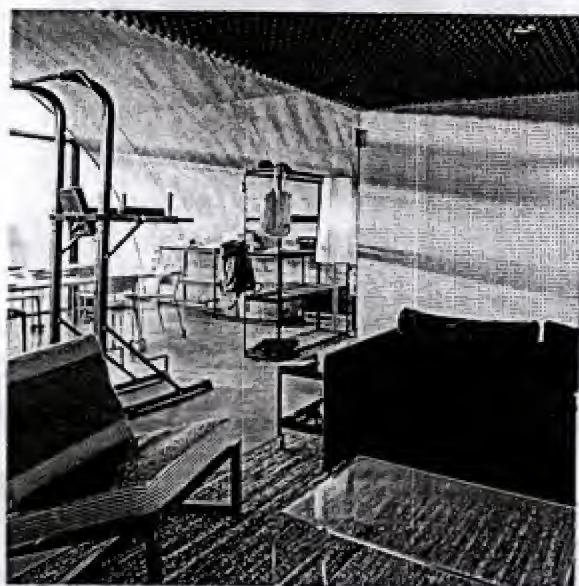


LIVE + WORK

Nine Quonset Hut rental units in a quiet, spacious, and energetically charged portion of Detroit. Spaces are devoted Live/ Work, a Gallery/Studio, and an apartment style hotel room.

COMMUNITY

Open to the neighborhood without fencing, the community is accessible from the street via three pathways. The strategic placement of the huts is driven by a need for openness, views, and privacy.



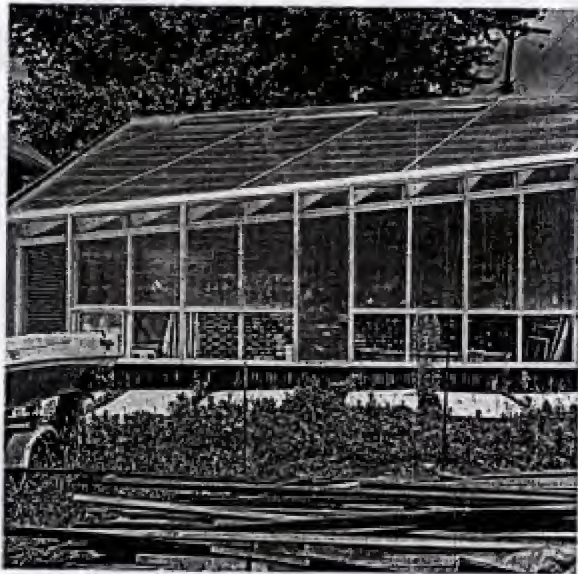
QUONSET HUT

All units use the classic Quonset Hut as the structural base, but have incorporated architecture to elevate the standard form and function.

INSPIRED SPACE

The residences were delivered mostly raw to provoke the creative inhabitants to design the way they'd like their laboratory to function and feel.





DESIGN YOUR OWN LIFESTYLE

NEAR EAST SIDE

INNOVATIVE COMMUNITIES



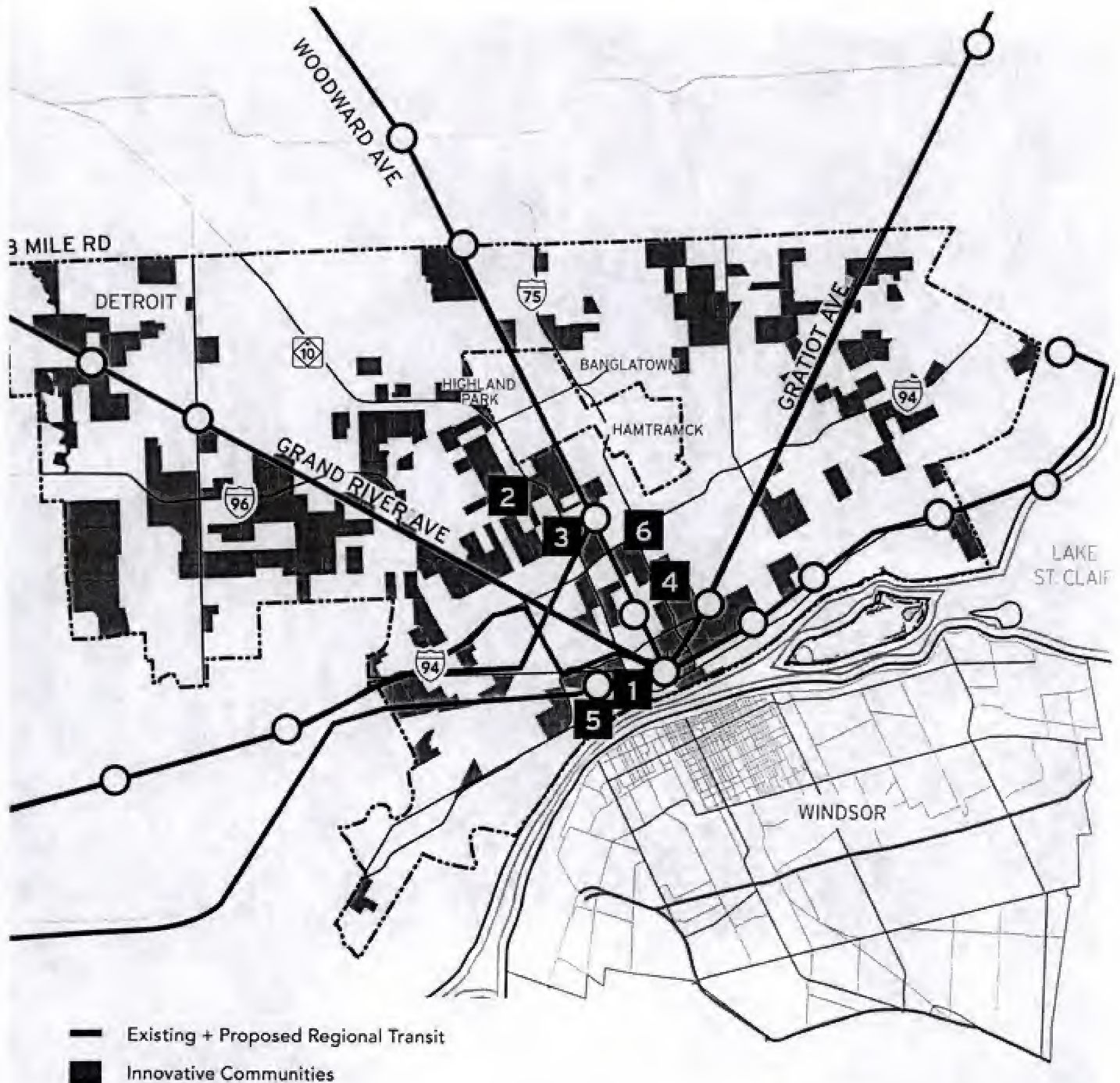
With acres of opportunity to experiment, the Near East Side of Detroit has become a destination of innovation and urban expression. From arts to agriculture, various organizations and individuals are exploring creative alternatives to traditional urban living.

Residents of the neighborhoods on the Near East Side have taken advantage of the area's vast amounts of open land and established small farms, orchards, and gardens. Due to its proximity to the urban core and Eastern Market, these areas provide prime opportunities to supply locally-grown produce to markets and restaurants.



Artists and creatives are also leveraging the ample affordable property to establish progressive communities modeled upon non-conventional urban modes of living, playing, and working.





4 ARTHOUSE (EASTERN MARKET)



5 OCTAGON HOUSE



6 CARRIAGE HOUSE (MIDTOWN)



DESIGN YOUR OWN LIFESTYLE

INNOVATIVE COMMUNITIES

These innovative communities are attractive to highly creative and motivated populations with a strong desire to make an impact - building, planting, and physically curating their urban environment and thereby contributing to Detroit's resurgence.

Once riddled with blighted vacant properties, Detroit's innovative communities have recently witnessed significant blight demolition throughout their communities. As of today, Detroit has over 24 square miles of vacant land spread throughout these previously filled neighborhoods, turning a former urban challenge into a unique opportunity for innovative housing and neighborhood growth. In some cases, memorable homes are positioned between one or two vacant side lots that can be used for a residential addition, urban gardening, or shared community amenities. In other neighborhoods, larger swaths of vacant land provide unprecedented opportunities to design and construct innovative, large scale residential communities. One example of an inventive housing community is the True North project, a recent development on Detroit's west side that includes nine live/work residential units and a community gallery building. The for-rent units are adapted from "off the shelf" steel Quonset huts and have been adapted to serve as "an affordable respite for creatives looking to establish a base in Detroit." These innovative communities are attractive to highly creative and motivated populations with a strong desire to make an impact - building, planting, and physically curating their urban environment and thereby contributing to Detroit's resurgence.

1 TRUE NORTH



2 TINY HOUSE (BOSTON EDISON)



3 SHIPPING CONTAINER HOUSE



1. Detroit Future City 139 Square Miles Report, 2017



CORIANDER KITCHEN AND FARMS

With experience working on commercial farms, Gwen Meyer and Allison Heeres founded Coriander as an urban farming and catering business that strives to serve food that is local, seasonal, healthy, and affordable. The pair is in the process of partnering with Detroit River Sports, a boat rental and tours company, to open a brick-and mortar location in an idyllic, rustic marina located on the canals of the Jefferson Chalmers neighborhood. They envision a family-style dining experience that couples fresh food with outdoor recreation.





DESIGN YOUR OWN LIFESTYLE

JEFFERSON CHALMERS

WATERFRONT LIVING

Jefferson Chalmers is a historic business and residential district located between Detroit's second-busiest commercial corridor (Jefferson Avenue) and the Detroit River.

Jefferson Chalmers features more than 160 acres of riverfront parks, free boat launches, fishing access and opportunities for outdoor recreation. Housing ranges from three-story mansions to modest ranch homes, while charming details like 100-year-old brick streets remain today. The burgeoning neighborhood has recently received acclaim for innovative economic development strategies, historic apartment renovations, and successful pop-up businesses along East Jefferson Avenue.

The neighborhood's close proximity to the suburbs of Grosse Pointe make it an attractive option in the city of Detroit, a fact that is supported by the area's rapid growth in recent years.



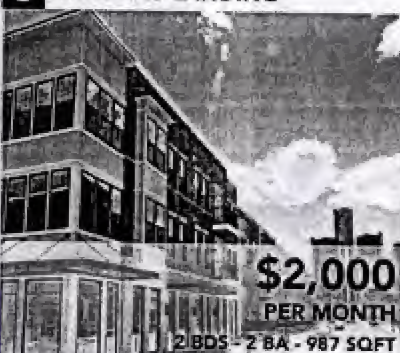
1850 1850 DETROIT



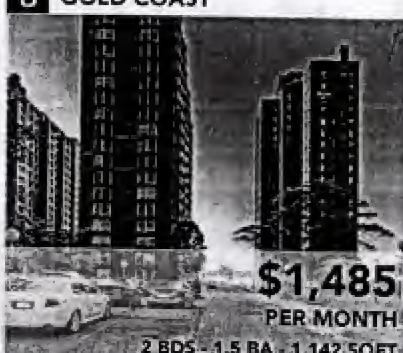
4 WATERS EDGE (HARBORTOWN)



5 ORLEANS LANDING



6 GOLD COAST



DESIGN YOUR OWN LIFESTYLE

WATERFRONT LIVING

Detroit's Jefferson Chalmers neighborhood is often referred to as the "The Venice of Detroit", celebrating the historic homes delightfully located along Detroit's impressive canal system.

Available within the St. Clair and Detroit River Systems, Detroit and Windsor each offer a wide variety of price-points and lifestyle options for living on or near the water. Beginning at the most northern point of the shared waterway system on Lake St. Clair, the St. Clair Shores and Grosse Pointe communities can be reached within a 20-minute drive from downtown Detroit. These communities offer exceptional school districts, full access to city waterfronts in well-designed public parks, and a wide range of housing options ranging from a modest mid-century ranch to a lakefront mansion. Once Lake St. Clair outlets to the Detroit River, residential lifestyle options continue to vary. Detroit's Jefferson Chalmers neighborhood is often referred to as the "The Venice of Detroit", celebrating the historic homes delightfully located along Detroit's impressive canal system. In Detroit's Gold Coast District, both historic and new high-rise tower condominiums feature spectacular views of the Detroit River, Windsor Ontario, and Detroit landmarks such as Belle Isle State Park and the Ambassador Bridge. Former industrial factories have been converted to residential lofts at Stroh River Place. As the Detroit River flows closer to Downtown Detroit, countless living options include recently constructed townhomes, residential towers, and converted commercial buildings all located along the wildly popular Detroit Riverwalk.

1 RIVER PLACE LOFTS



2 JEFFERSON CHALMERS



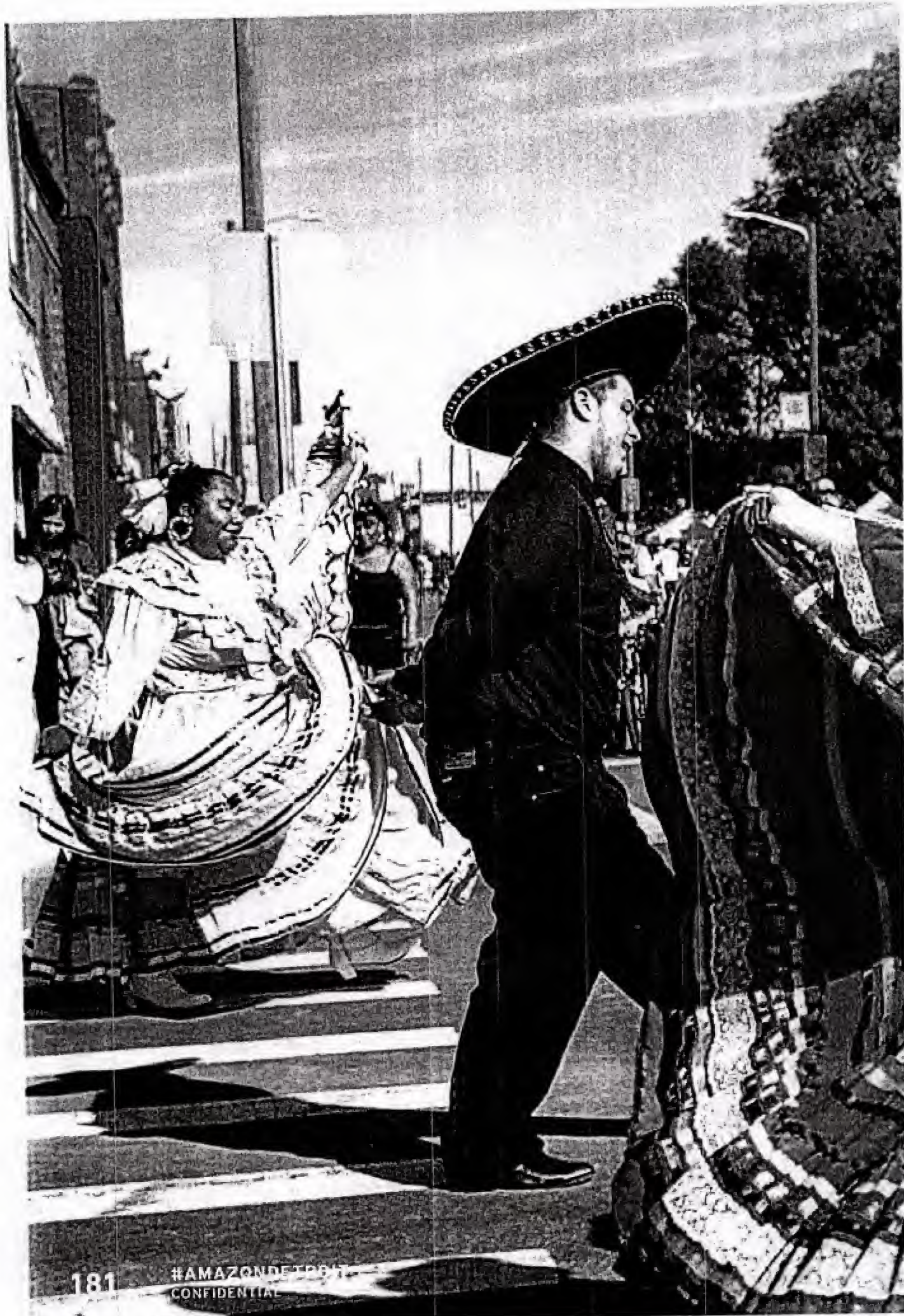
3 MORGAN ESTATES

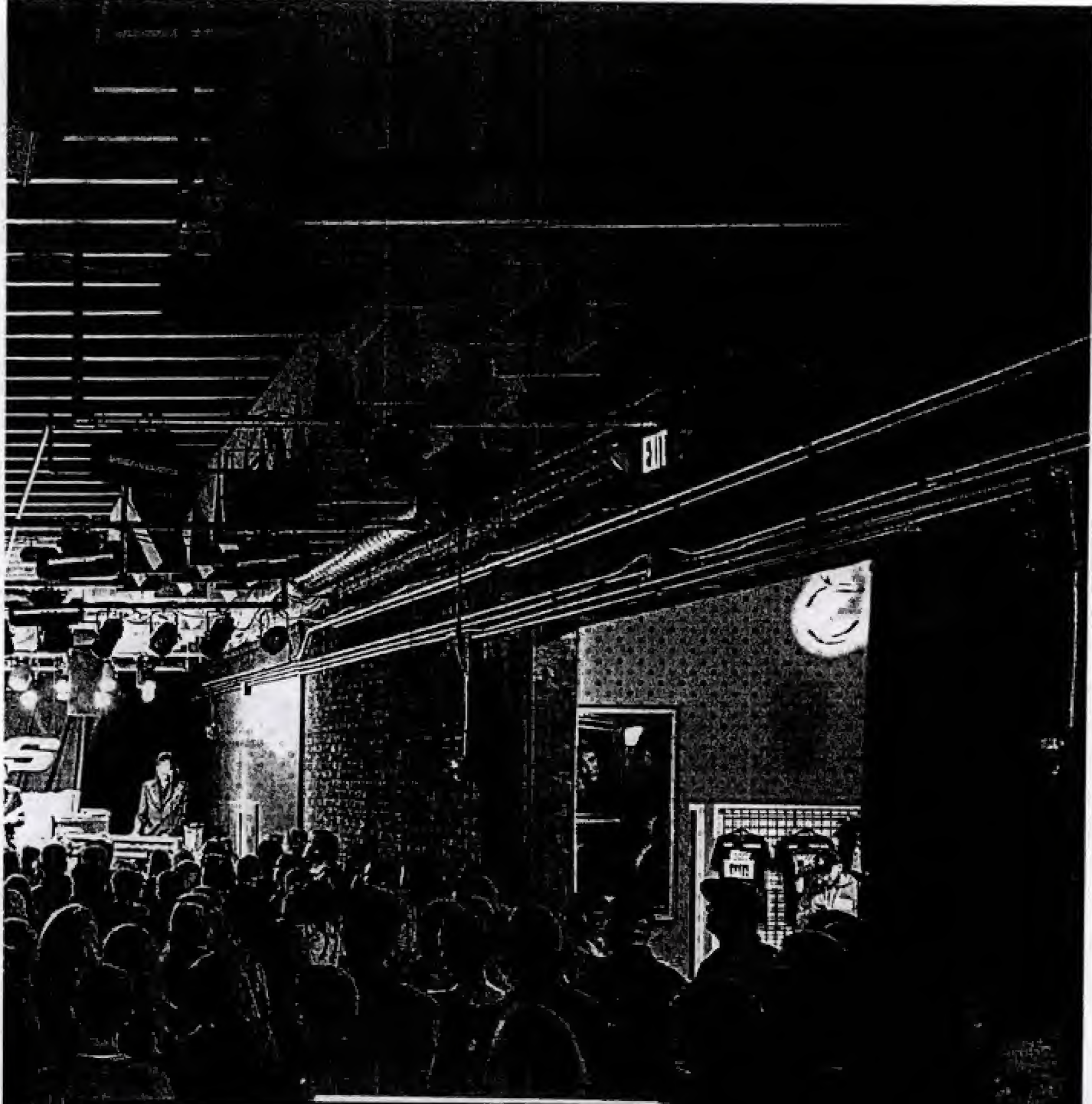




DIVERSIFIED COMMUNITY

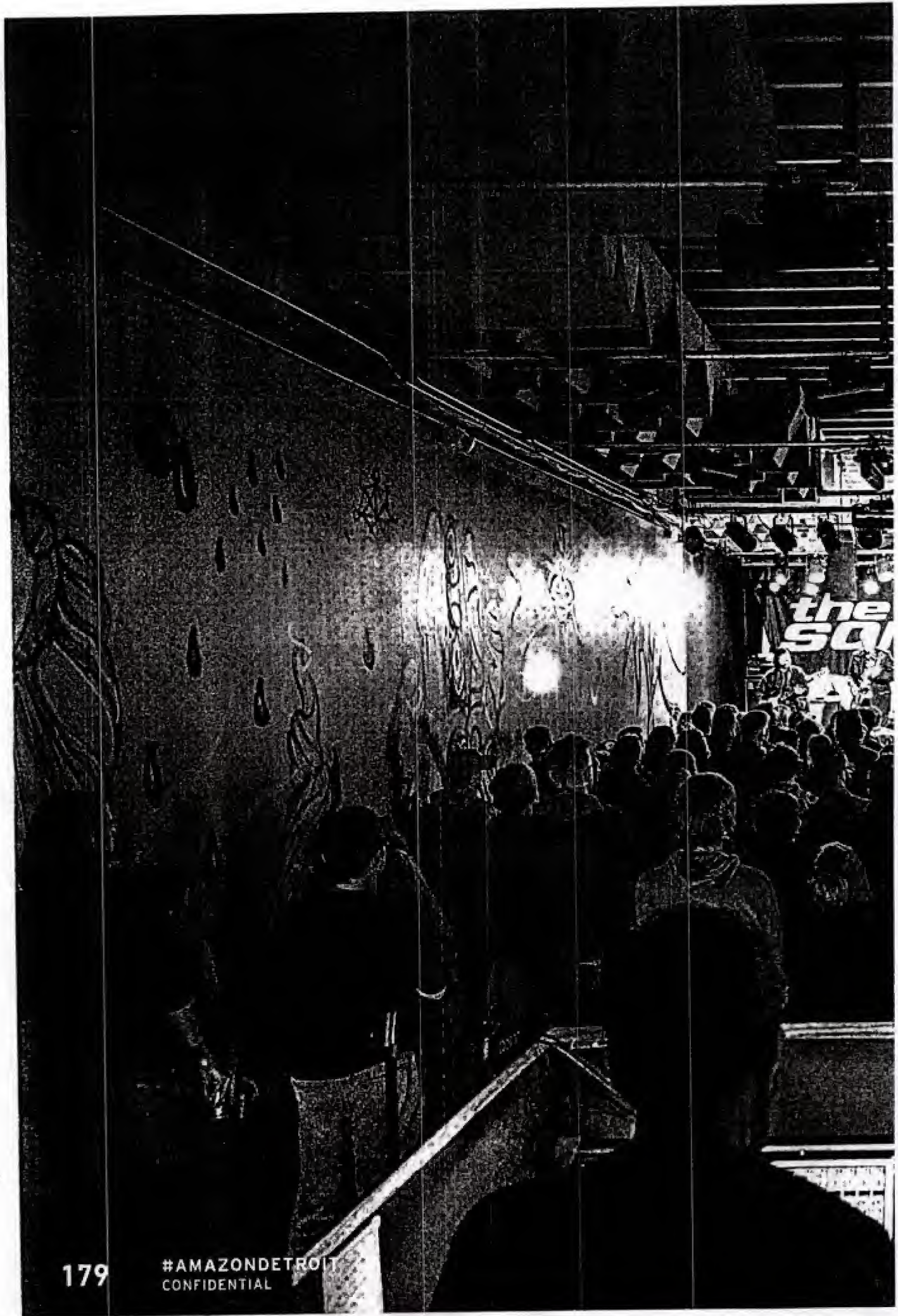
Detroit's many immigrant communities contribute to an incredible arts, food, and culture ecosystem. Detroit is the only city in the US where voters can receive their ballot in Bengali, and also enjoy Mexican-Canadian fusion cuisine. The city's rich history of immigration will continue to aid in the resurgence of the city and its surrounding communities by expanding the workforce, encouraging more business startups, and feeding a cultural melting pot that provides insight into the preference of global consumers.





EL CLUB

At the age of 24, Graeme Flegenheimer opened El Club in hopes of drawing more diverse shows to Detroit, a city which sees plenty of arena-scale musical acts, but lacked opportunities for more intimate concerts with less mainstream artists. In addition to playing the role of an all-ages art and concert venue, El Club hosts a variety of events for local community organizations such as Latin Americans for Social and Economic Development, Alcoholics Anonymous, and neighborhood shelters.

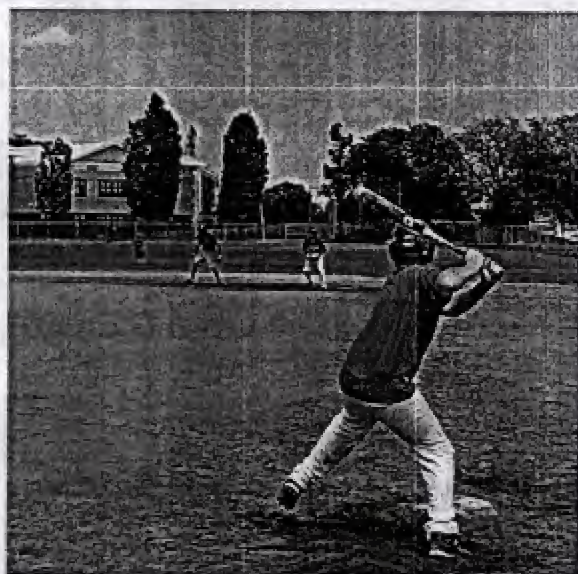




DESIGN YOUR OWN LIFESTYLE

SOUTHWEST

HISTORIC NEIGHBORHOODS



Southwest Detroit is one of the most densely populated and culturally rich neighborhoods in the city. According to a 2010 survey, 57.2% of the 44,000 residents of the area identified as Hispanic or Latino. The community is popular for its authentic cuisine, grocery stores, and festivals celebrating Hispanic heritage.

With its vibrantly colored buildings and hand painted murals, southwest Detroit's Mexicantown is known for its Mexican cuisine, restaurants, bakeries, and shops. The recent construction of new housing, and mixed-use projects illustrates this neighborhood's economic success and desired lifestyle options.





Photo: Dorian Detroit, Southwest Detroit Community Profile 2013

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GOOD CAKES AND BAKES

Detroit-born April Anderson founded Good Cakes and Bakes in 2013. Their mission is to provide quality, wholesome baked goods in an environment that is a positive, creative, educational, and friendly community gathering space. April aims to make organic and locally-sourced confections accessible to everyone in the community. Good Cakes and Bakes was made possible with the help of D:hive's Build Institute, an accelerator program geared toward helping local entrepreneurs bring their ideas to fruition.







DESIGN YOUR OWN LIFESTYLE

LIVERNOIS

HISTORIC NEIGHBORHOODS

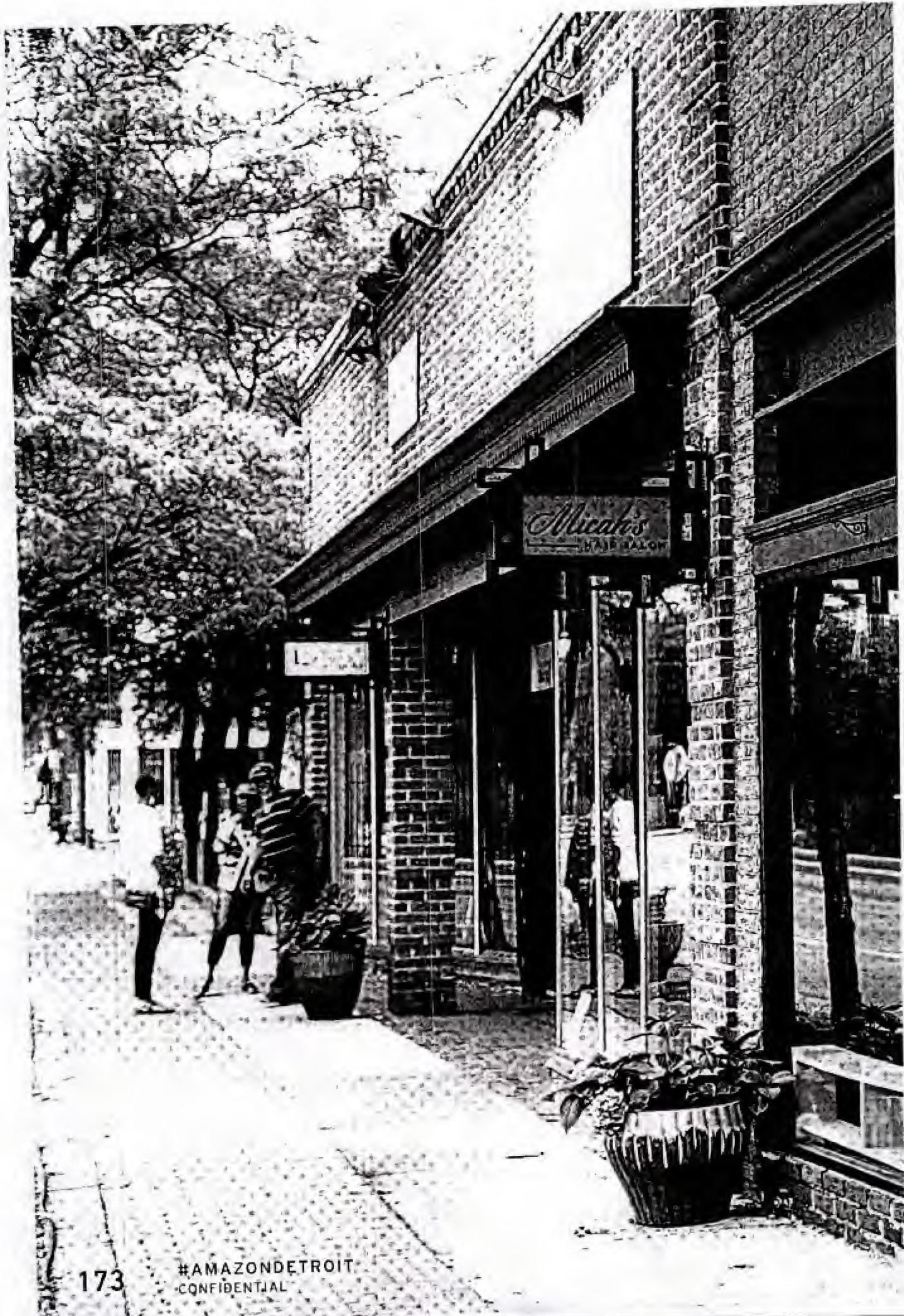


Located on Livernois between Seven and Eight Mile Roads near the University of Detroit Mercy, the Avenue of Fashion is resurrecting its status of fashion and retail mecca.

Interspersed with new dining options, boutiques are opening up all along the Avenue of Fashion. Surrounded by several strong residential communities the Avenue of Fashion is a perfect location for small businesses. Recent investments in both commerce and infrastructure position the Livernois corridor to become one of Detroit's most vibrant main streets in the coming years.

Within a short walking distance of Livernois are several historic neighborhoods - The University District, Green Acres, Palmer Woods, and Sherwood Forest. These quaint subdivisions offer single-family homes that exemplify the high quality of historic architecture at an affordable price.

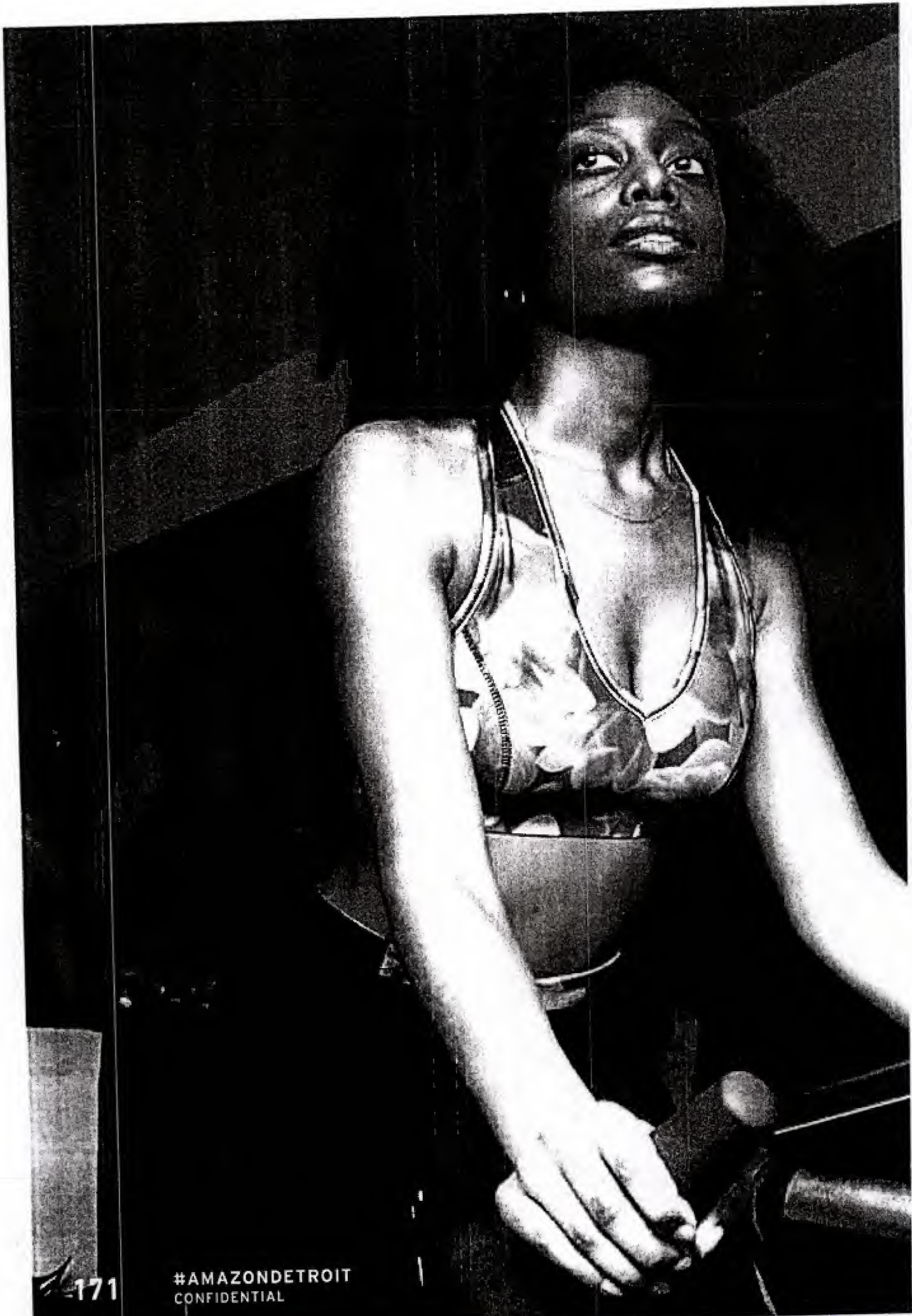






LIVE CYCLE DELIGHT

After working several years in both Atlanta and New York, Amina Daniels returned home to Detroit where she opened Live Cycle Delight in 2017. With the help of a Hatch Detroit small business grant, she founded the exercise studio with the goals of creating a stimulating environment to promote a healthy body and mind for people of all ability levels. Live Cycle Delight offers indoor cycling, yoga, and TRX training, and is a place for people to come together to share their passion for cycling, both indoors and out.





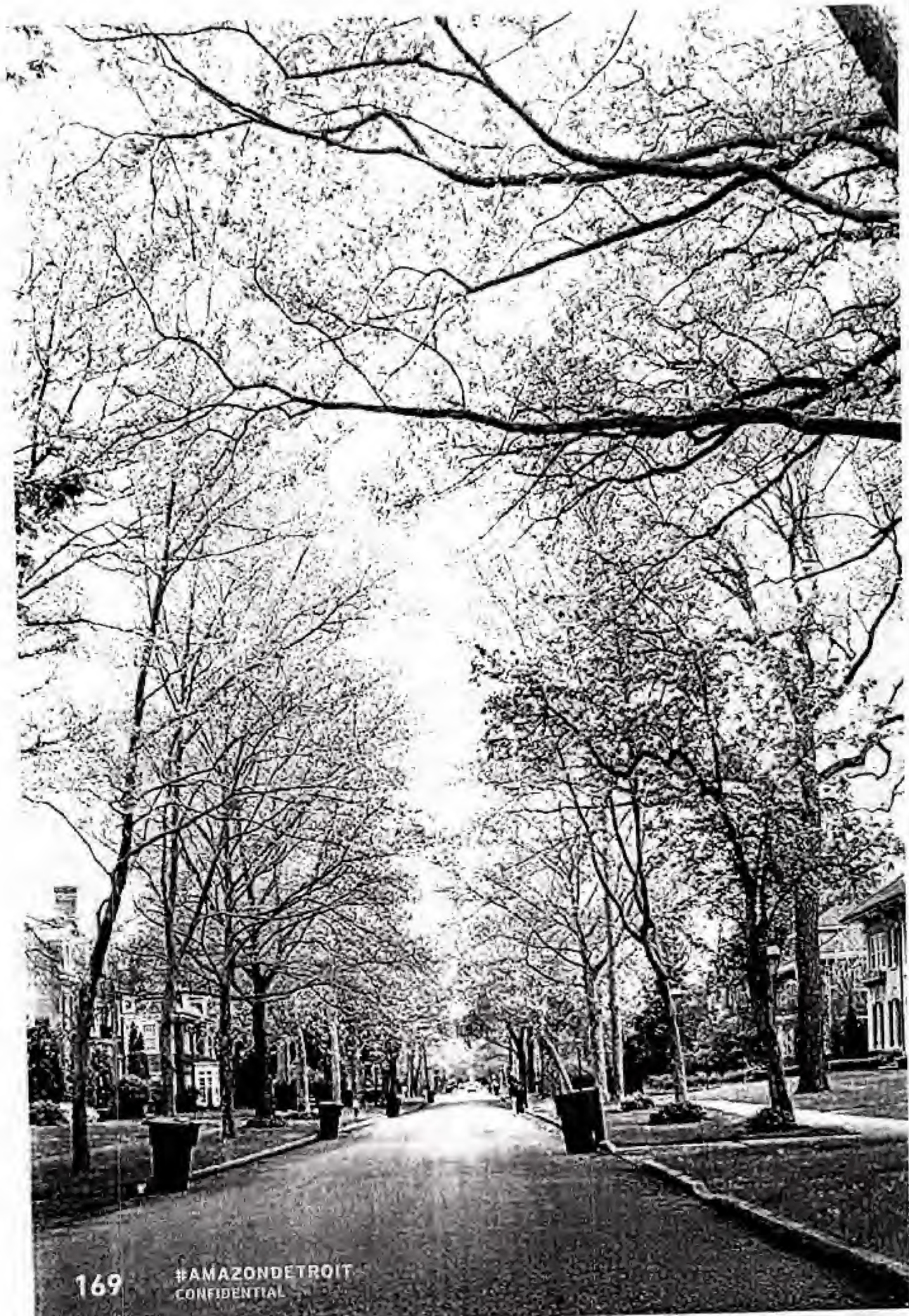
DESIGN YOUR OWN LIFESTYLE

THE VILLAGES

HISTORIC NEIGHBORHOODS

Just three miles east of Detroit's Central Business District and immediately adjacent to Belle Isle State Park, The Villages community is known for its tree-lined streets and magnificent historic homes. Encompassing a series of smaller communities – Indian Village, West Village, East Village, Gold Coast, Islandview Village, and Barry Subdivision – The Villages' housing stock is diverse. Appealing to all phases of life from young singles to large families to senior citizens, each one of these communities has housing that accommodates a variety of lifestyles. The Villages ever-increasing portfolio of for-rent and for-sale housing products include high-rise apartments, condos, historic homes, townhouses and single-family residences.

The Villages' historic housing stock, high demand, and new residential construction projects have been contributing to a vibrant retail and dining experience. Biergartens, record stores, bars, restaurants, and exercise classes can all be found within a short walk. As The Villages continue to gain momentum, more and more businesses will be opening their doors in this diverse neighborhood.





DESIGN YOUR OWN LIFESTYLE

VIRGINIA PARK

HISTORIC NEIGHBORHOODS

"I moved to Detroit because I wanted to build something. As the end of college neared, I knew that I wanted to move somewhere that I could make an impact from Day One. Three weeks after I moved to Detroit, three friends and I bought a condemned mansion in historic Virginia Park for \$8,200. We worked on our minds at tech jobs by day, learning how to code, market, and sell digital products and services at local startups. At night and on the weekends we worked with our hands, learning how to build walls, lay tile, and refinish floors. After two years and countless hours we had transformed the crumbling mansion into Rebirth - a live/work space for the community of Makers in Detroit. And we became Makers ourselves; I founded Sift, an HR tech startup and the other occupants of the house have gone on to found three other companies: Banza, Castle, and Compass. Today, Rebirth is home to a new generation of aspiring entrepreneurs from around the country going through a local accelerator in Detroit to building their own startups."

Sean Jackson, CEO of Sift





4 HUBBARD FARMS



5 INDIAN VILLAGE



6 WOODBRIDGE



DESIGN YOUR OWN LIFESTYLE

HISTORIC NEIGHBORHOODS

In a recent Sasaki report called "The State of the City Experience," 57% of millenials surveyed are attracted to historic homes because.

1. When people identify a building as historic, it is well made and full of interesting details and,
2. It often has a story behind it.,

Detroit's historic neighborhoods offer a significant portfolio of for-sale and for-rent remarkable homes at prices that would rival one-bedroom condo prices found in any east and west coast city. Located just north of Detroit's Greater Downtown District, the Boston Edison neighborhood features massive historic mansions commissioned by industry leaders like Henry Ford. Indian Village is an impressive neighborhood located three miles east of Detroit's CBD and features 100 year-old homes ranging in size from 2,000 to 5,000 square feet. The Corktown neighborhood, immediately west of the CBD, offers smaller Victorian homes built as early as the 1880's by Irish immigrants. Current trends indicate that these historic residential communities are highly desired by urban dwellers that appreciate the character and urban authenticity that only these neighborhoods can provide.

REAL ESTATE COMPARISON LIST

The real estate comparisons listed below illustrate the wide variety of housing options available for current and future residents in Detroit's Historic Districts.

1 CORKTOWN LOFTS



2 BOSTON EDISON



3 BOSTON EDISON



1. Sasaki, The State of the City Experience, 2014

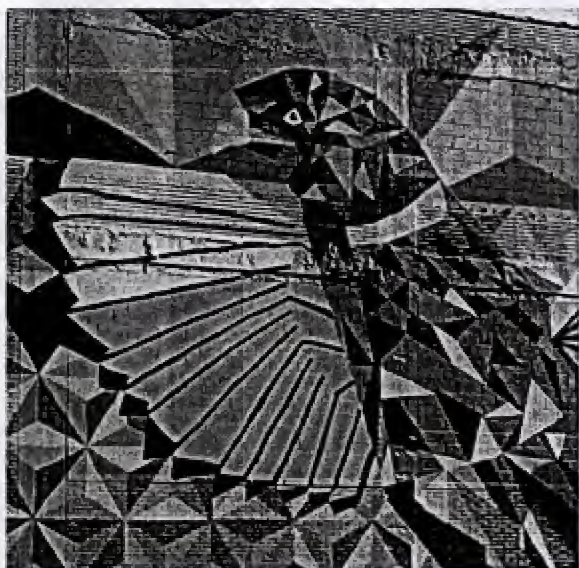


MAMA COO'S BOUTIQUE

34-year-old Lana Rodriguez opened Mama Co's Boutique in 2016 after a tour in the U.S. Navy and a career of consulting for Detroit-based non-profits. Her boutique offers a variety of vintage clothing, home goods, and hand-crafted jewelry influenced by Lana's Mexican-American heritage. Her background in non-profits inspires her to operate her business with a social mission: every year, Mama Co's holds a Prom Dress Drive for Detroit youth in addition to sponsoring several local events in the community.

#MOVEHEREMOVETHEWORLD





DESIGN YOUR OWN LIFESTYLE

CORKTOWN

GREATER DOWNTOWN

Settled by Irish immigrants in the 1850s, Corktown is Detroit's oldest historic district. Immediately west of Detroit's Central Business District, this hip, walkable neighborhood offers a mix of quaint historic homes, trendy bars, and restaurants.

While visitors to Corktown may be familiar with Slow's BBQ, Nemo's Sports Bar, and the St. Patrick's Day Parade, residents of Corktown enjoy the quiet neighborhood feel of this historic community. The neighborhood's famous Victorian housing stock is concentrated within walking distance to an ever-growing list of popular dining and nightlife destinations.

Corktown's entrepreneurial reputation extends beyond its restaurant and retail scene. Ponyride, a manufacturing startup incubator and makerspace, aims to utilize social capital in order to promote sustainable creative enterprises.





6



8

DESIGN YOUR OWN LIFESTYLE

GREATER DOWNTOWN

5 CORKTOWN

As Detroit's oldest neighborhood, Corktown has gained international attention for its entrepreneurial spirit and culinary culture, with new restaurants and retail spaces opening regularly to rave reviews.

6 LAFAYETTE PARK

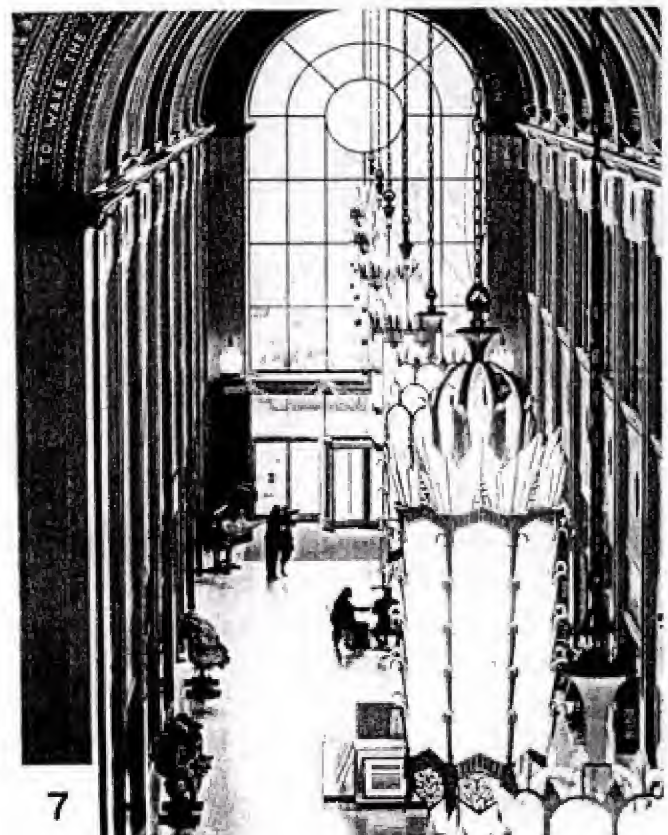
Designed by Mies van Der Rohe, the Lafayette Park District is a National Historic Landmark and one of Detroit's most desirable residential neighborhoods due to its award winning architecture, tree-lined walkways, and proximity to the CBD.

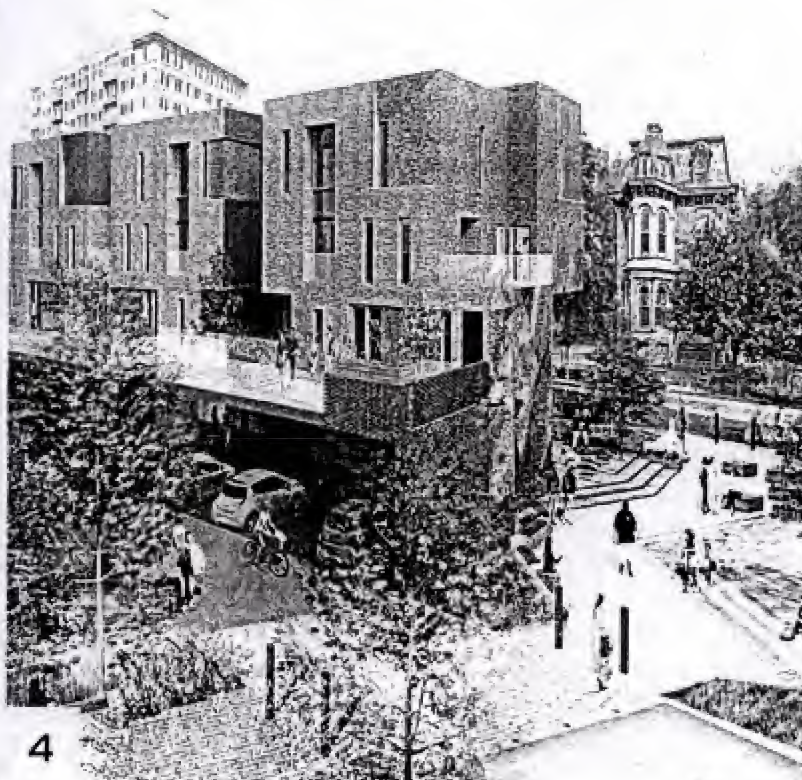
7 NEW CENTER

Marked by architecturally renowned buildings, including the Fisher Building and Cadillac Place, New Center is a thriving community infused with diverse medical, office, retail, restaurant, and entertainment venues.

8 CBD

At the heart of it all, the Central Business District (CBD) is home to famous architectural landmarks that serve as the focal point of Detroit's skyline. The historic urban fabric merges with 21st century artistic interventions to create a unique urban environment unlike any other city — providing unique notable opportunities for new businesses, retailers, and restaurants.





DESIGN YOUR OWN LIFESTYLE

GREATER DOWNTOWN

1 WOODBRIDGE

Woodbridge is a rare historic neighborhood that gracefully combines grand Victorian homes with eclectic cultural institutions. Its residents include long-time home owners, newcomers, artists, and professionals.

2 RIVERTOWN

Rivertown offers stunning waterfront views from renovated historic industrial buildings. Residents and office dwellers can partake in a variety of outdoor activities along the Detroit RiverWalk — a 3.5 mile pedestrian and cycling path extending from Belle Isle to Riverfront Splash Park to Joe Louis Arena.

3 EASTERN MARKET

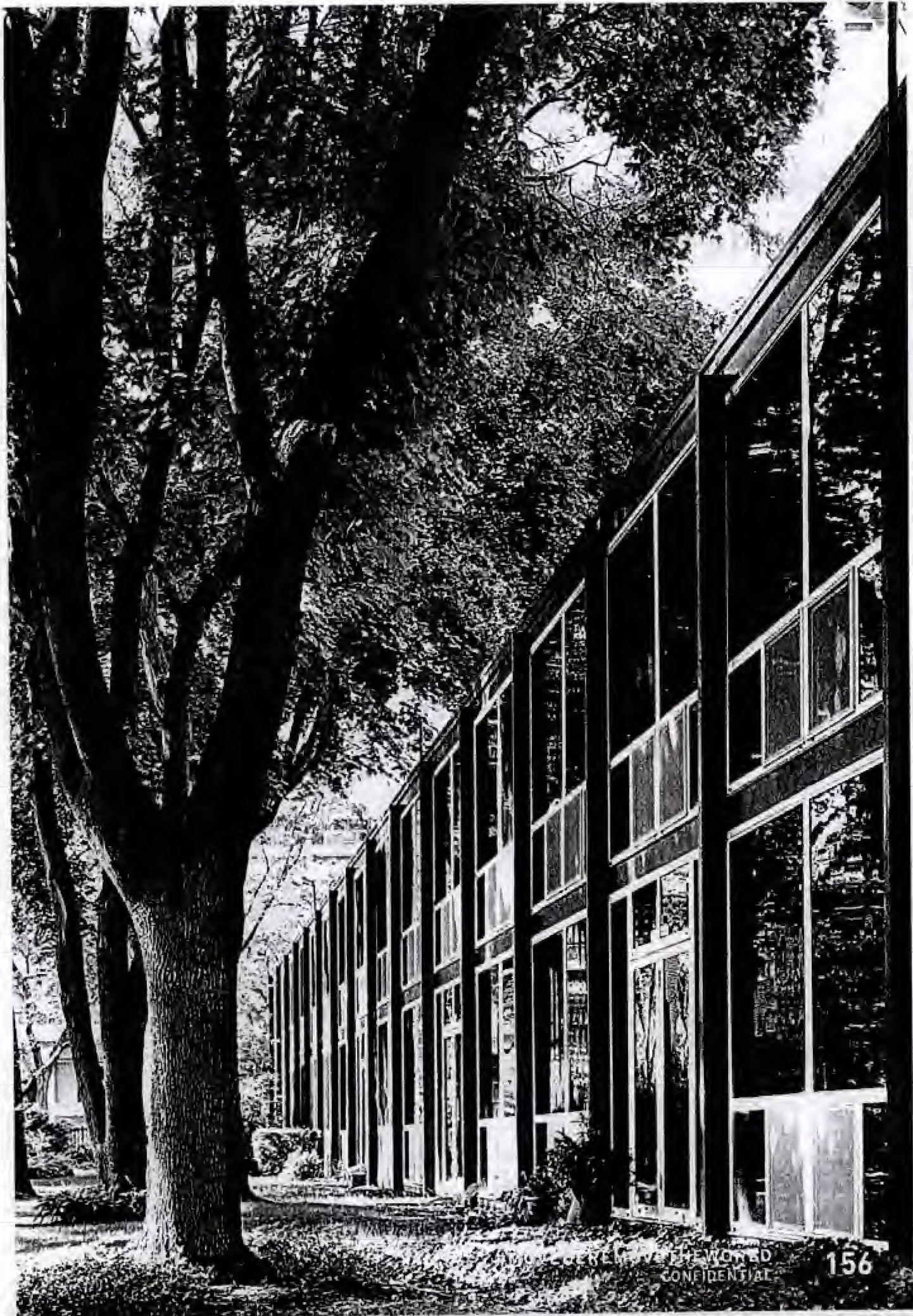
Founded in 1891, Eastern Market is the largest historic public market district in the nation — attracting over two million visitors annually. The greater Eastern Market District creatively blends Detroit's culinary, urban farming, maker-space, and artistic communities.

4 MIDTOWN

Midtown is bustling with unique retailers, restaurants, medical campuses, as well as cultural and educational institutions. The growing residential population consists of Wayne State University students, long-time Detroiters, artists, young professionals, and empty nesters. The Detroit Institute of Arts, Shinola, and Selden Standard are signature attractions.

1. Eastern Market stat source: Detroit Historical Society, Eastern Market, 2017





GREATER DOWNTOWN

"We've often been asked, "why Detroit?" And our answer is, "where else?" For us, Detroit has presented low barriers to entry - unique career opportunities, meaningful participation in civic organizations, and access to world-class cultural experiences. Early on, we enjoyed panoramic views from a 24th floor co-op unit on the eastern edge of downtown. Later, as our children grew, we moved into and renovated a spacious townhouse in the same neighborhood.

As we moved from being young professionals to new parents, we connected with a group of like-minded parents in work and for play. Our children are thriving at a public charter school, reading well above their level, and having experiences that you can only have in an open and diverse community like Detroit.

In the eighteen years we have lived downtown, Detroit has undergone massive development and physical improvement, and yet has remained a place where individuals matter. Most importantly, it is a place where you can forge your own destiny."

Olga Stella
Lafayette Park Resident
and
Executive Director
Detroit Creative Corridor Center





4 VICTORIAN HOME (BRUSH PARK)



5 TOWNHOME (LAFAYETTE PARK)



6 TOWER (LAFAYETTE PARK)



DESIGN YOUR OWN LIFESTYLE

GREATER DOWNTOWN DETROIT

The 7.2 Square Mile Greater Downtown Detroit District (Greater Downtown Detroit) occupies 7.2 square miles within the 139 square mile geography of Detroit. The Greater Downtown district contains eight unique neighborhoods: Central Business District (CBD), Midtown, New Center, Woodbridge, Corktown, Eastern Market, Lafayette Park, and Rivertown. While each of these eight neighborhoods has its own creative spirit and distinctive urban lifestyle, each community also offers for-sale and for-rent possibilities in mixed-use mid-rise properties, modern flats with neighborhood retail amenities on the first floor, high-rise towers with full service amenities and views of the ever-changing Detroit skyline, historic townhomes with old-world ornamentation, modern townhomes that incorporate glass and contemporary materials, and even single-family urban residences. All of these walkable neighborhoods are connected through a multi-phased mobility framework. The first phase of this framework included Woodward's QLINE Streetcar and the inner-ring of a comprehensive city-wide bike lane network.

GREATER DOWNTOWN DETROIT NEIGHBORHOODS (7.2 SQ MI)



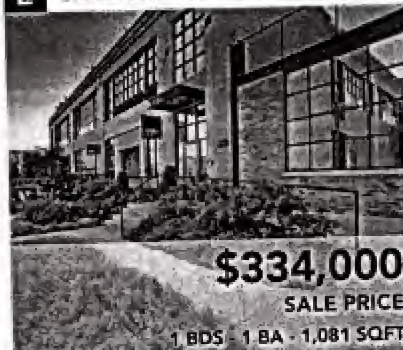
YOUNG PROFESSIONALS + TALENT

This Greater Downtown area is attracting a talented population of young professionals by offering a high quality-of-life for a low cost-of-living. The real estate comparisons listed below illustrate the wide variety of housing options available for current and future residents in Detroit's Greater Downtown District.

1 HISTORIC HOME (CORKTOWN)

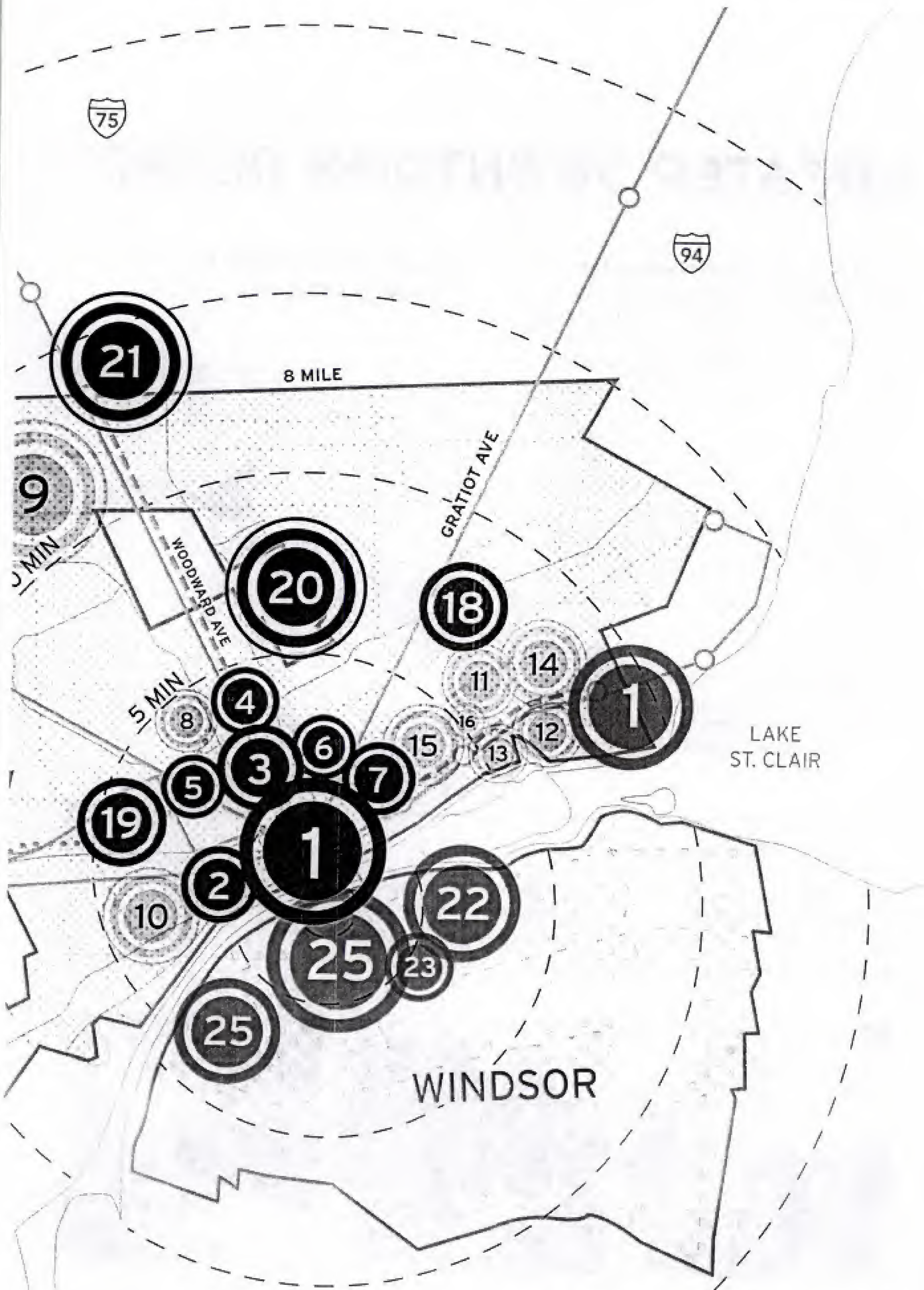


2 CANFIELD LOFTS (MIDTOWN)



3 CARRIAGE HOMES (BRUSH PARK)





DESIGN YOUR OWN LIFESTYLE

FOR A LOW COST-OF-LIVING

NEIGHBORHOOD EXAMPLES
FOUND WITHIN THIS SECTION

GREATER DOWNTOWN DETROIT

1. CENTRAL BUSINESS DISTRICT
2. CORKTOWN
3. MIDTOWN
4. NEW CENTER
5. WOODBRIDGE
6. EASTERN MARKET
7. LAFAYETTE PARK

HISTORIC NEIGHBORHOODS

8. VIRGINIA PARK
9. LIVERNOIS
10. SOUTHWEST
11. INDIAN VILLAGE
12. BARRY SUBDIVISION
13. GOLD COAST
14. EAST VILLAGE
15. ISLANDVIEW
16. WEST VILLAGE

WATERFRONT LIVING

17. JEFFERSON CHALMERS

INNOVATIVE COMMUNITIES

18. NEAR EAST SIDE
19. TRUE NORTH

SUBURBS

20. HAMTRAMCK
21. FERNDALE

WINDSOR - THE SISTER CITY

22. WALKERVILLE
23. LITTLE ITALY
24. DOWNTOWN GALLERY
25. SANDWICH



AFFORDABLE LIVING₂

According to the Council for Community and Economic Research (C2ER), the Detroit Region's cost-of-living index is only 96.5, or 3.5 percent, below the national average. Compared with other major metropolitan areas throughout the United States, the Detroit region is a very affordable place to live.

NATIONAL METRO AREA COST OF LIVING

INDEX

Phoenix, AZ	93.8
-------------	------

DETROIT, MI

96.5

Houston, TX	97.7
-------------	------

Atlanta, GA	97.8
-------------	------

Dallas, TX	100.8
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Minneapolis, MN	104.8
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Miami, FL	111.8
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Philadelphia, PA	116.9
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Chicago, IL	122.5
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Washington - Arlington - Alexandria, DC-VA	141.9
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Boston, MA	145.0
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Los Angeles - Long Beach - Anaheim, CA	146.6
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Seattle, WA	146.9
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San Francisco, CA	192.3
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Manhattan, NY	235.0
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DESIGN YOUR OWN LIFESTYLE

FOR A LOW COST-OF-LIVING

In Detroit, a salary goes further in providing a high quality-of-life for a low cost-of-living.

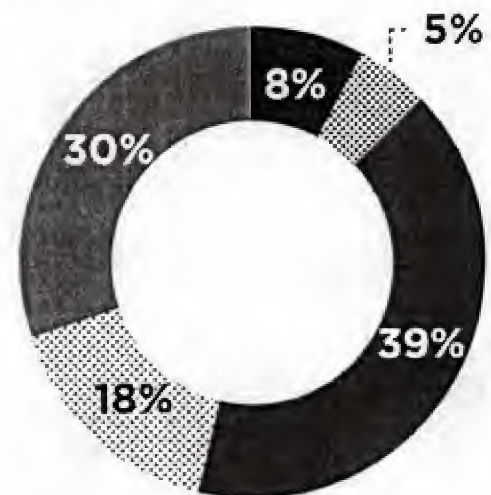
People want more for less. Vibrant urban districts offer countless amenities to their residents and employees in an environment that is both inspiring and enriching. Often times however, these districts become prohibitively expensive, making it impossible for most people and businesses to remain in the very place they helped to create. While a high cost-of-living may not deter a few segments of the population (either early in their careers or at an elite status of leadership), eventually the burden of extreme housing prices force employees to make difficult relocation decisions. The continual cost of training new talent, coupled with the disruption to the business culture, can ultimately threaten the success and permanence of any organization.

The land-rich environment in Metropolitan Detroit provides for better competition between housing developments, reduced housing costs, and subsequently a lower cost-of-living. The cost-of-living in Metropolitan Detroit is a fraction of some coined "high tech cities" while still providing world-class access to education and culture.

This high quality-of-life with a low cost-of-living offered in Metropolitan Detroit will continue to attract the constantly evolving talent pool as well as ensuring a stable workforce providing training and institutional knowledge.






Simply put, a dollar in Detroit goes further and allows you to have a better quality of life.

RESIDENTIAL OPPORTUNITIES¹



A wealth of business and lifestyle opportunities make Greater Downtown a strong draw for local, regional and national potential residents – people from all over the country want to live in Detroit's Greater Downtown. Over the next five years, more than 30% of the City's residential demand is projected to come from out of state.

PEOPLE MOVING TO DETROIT

-  Approx. 8%, moving from another unit in Greater Downtown.
-  Approx. 5%, moving from elsewhere in the city of Detroit.
-  Approx. 39%, moving from elsewhere in the balance of Detroit-Warren-Dearborn (MSA).
-  Approx. 18%, moving from another county in the state of Michigan, not including the Detroit-Warren-Dearborn (MSA).
-  Approx. 30%, moving from other urban counties located across the country outside the state of Michigan.

1. Zimmerman & Volk: Residential Market Potential for Greater Downtown Detroit: City of Detroit, Downtown Detroit Partnership, conducted by Zimmerman/Volk Associates, July 2014
2. Council for Community and Economic Research (C2ER), Q2 2017

A HISTORICALLY SIGNIFICANT CITY-----

479

HISTORIC PLACES

Between Detroit and Windsor, there are 479 historic places in the two cities. Detroit has 140 historic districts and 252 historic landmarks. Windsor boasts 2 national heritage sites, and 85 historic sites.



Eastern Market is the oldest continuously operating public market in the U.S.₇



Lafayette Park is the largest concentration of Mies Van der Rohe's work, exemplifying the International architectural style.₇



Antoine de la Mothe Cadillac founded Fort Pontchartrain du Detroit in 1701.₇



Built in 1826, the Charles Christopher Trowbridge house is the oldest building in Detroit that is still standing.₈

FOR A LOW COST-OF-LIVING-----

20%

DETROIT HOME COSTS ARE 20% BELOW THE NATIONAL AVERAGE

"On top of that, the market's median income is nearly identical to the national average, which gives those looking for a home a lot of buying power in this metro."

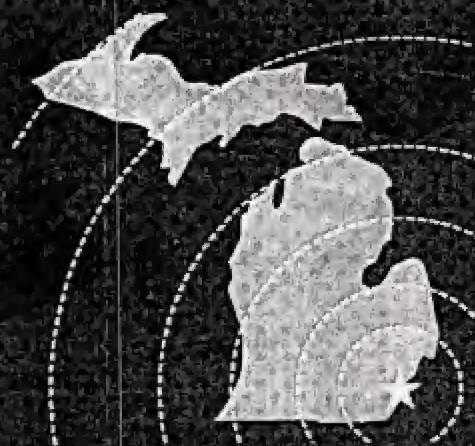
3.5%

DETROIT'S COST OF LIVING IS 3.5% BELOW THE NATIONAL AVERAGE

The cost of living in Seattle is 44.9% above the national average.₁₀



DETROIT



Detroit is a home buyers' paradise, ranking #1 nationally among major metro areas based on how much square footage \$100,000 can buy. The city's low housing cost and average income level makes it a power house for wealth creation.

THE DIVERSITY OF METRO DETROIT'S HOUSING OPTIONS PROVIDES A WIDE RANGE OF ARCHITECTURE AND PRICE POINTS, OFFERING MORE LIFESTYLE CUSTOMIZATION OPTIONS FOR THE MONEY.



17,987

UNITS ARE COMING ONLINE
IN THE DETROIT REGION
THROUGH 2019₂



40,512

PROPERTIES LIE WITHIN HISTORIC
AREAS OF THE CITY₃

1. *Report: Detroit Ranks #1 in How Much House You Can Buy With \$100K, Curbed Detroit
2. Co-Star Data, Canada Mortgage and Housing Corporation
3. Motor City Mapping 2014, Rock Ventures Analysis
4. Local Historic Districts, City of Detroit
5. National Historic Sites, Government of Canada

6. Canadian Register of Historic Places
7. 7.2 SQ MI Report 2015, The Hudson-Weber Foundation
8. Encyclopedia of Detroit, Detroit Historical Society
9. Detroit Ranked in Top Five Hottest Housing Markets
10. The Council for Community and Economic Research

Across the nation, an old story is playing out with a new twist. Motivated people with bold ideas are migrating to areas of possibility and promise. But, instead of megacities like New York, San Francisco, and LA, Americans are taking up residency in former industrial cities found in the Midwest, Southeast, and Pacific Northwest.

Detroit is at the vanguard of a movement known as the rise of 18-hour cities – promising historic authenticity and urban amenities found in their densely populated counterparts, but with room to design a bespoke lifestyle for a much lower cost-of-living. Boasting major accolades in business expansion and cultural development, as well as in the entertainment, restaurant, and retail sectors, Detroit offers everyone an opportunity to actively participate in crafting the city's future.

The intense capital investments made in Detroit by public and private sector entities over the last 5 years are now coming to fruition, showing the future to be a vibrant and exciting new kind of American city – making today the best time to become a part of Detroit.

DESIGN
YOUR OWN
LIFESTYLE,
**FOR A LOW
COST OF
LIVING,**

ECONOMIC IMPACT IN DETROIT

OVERVIEW: The George Washington University, in conjunction with partners at Wayne State University, Michigan State University, and The University of Michigan, conducted an economic impact study of the Rock Ventures Family of Companies (FOC) on the State of Michigan and the Detroit region.

REALIZED: Between 2011 to 2016, the FOC invested \$6.4 billion into the Michigan economy: \$800 million in major capital and real-estate improvements (beyond acquisition price), and \$5.6 billion in employee wages, infrastructure, local spending, and other investments. This investment generated over \$15.1 billion in statewide economic output, sustained over 20,600 annual jobs, and over \$1.5 billion in state and local taxes during this period.

FUTURE: Over the next 6 years, from 2017 to 2022, Bedrock plans to add 9.2 million square feet to its real estate portfolio and grow its contribution to the statewide economy in the form of additional investments. This will total \$3.8 billion over 6 years from 2017 to 2022. This investment will yield \$7.6 billion in additional statewide economic output, sustain 8,600 more jobs, and generate \$427 million in additional state and local taxes.

STRUCTURAL IMPACT: This study found evidence to suggest that the FOC's move of business activity to downtown Detroit had a major impact on the local economy. This is due to economies of agglomeration which are the result of business and market efficiencies experienced by co-locating in urban environments. The study team found, and measured, evidence of agglomeration impacts as an increase in annual wages for the average Detroit private sector employee of over \$2,000. These structural changes to the regional economy are directly related to the location of a knowledge-based company co-locating in a dense, urban environment, together with other companies. In doing so, several of these types of companies have

been able to share knowledge, compete for employees, attract more educated employees, and grow in ways they could not have without these phenomena.

2011-2016 DOWNTOWN INVESTMENT BY FOC

\$6.4B
INVESTED

2.4X
TOTAL RETURN
ON INVESTMENT



\$15.1B
IN STATE-WIDE
ECONOMIC
OUTPUT

\$1.5B
IN STATE
AND
LOCAL TAXES

20.6
THOUSAND
SUSTAINED
JOBS



STATE-WIDE IMPACT

**Bedrock and
the Family of
Companies are
great corporate
partners and
neighbors.**

CORPORATE PARTNERSHIP

CORPORATE COMMUNITY

Bedrock and FOC leadership are extensively involved in community revitalization and beautification, placemaking, security, and public transportation among other efforts. The result is an embracing corporate community that enables growth, business development and philanthropic initiatives.

- Bedrock has an established track record of partnering with many Detroit-based firms including construction and development firms, law firms, financial institutions, QLINE, and other civic organizations, as well as those mentioned as part of the Detroit Bid Committee. These partnerships have led to accomplishing multi-faceted project goals including urban development, community engagement, historic preservation and renovation, placemaking and sustainability to name a few.
- A combination of these partnerships were of vital importance to the majority of the 100+ properties in Bedrock's portfolio that have been renovated and/or developed in downtown Detroit.
- As evidenced by Bedrock's partnerships with local firms and seeing development projects through to successful completion, Bedrock is committed to collaborating with local companies and stakeholders to ensure that its projects are a positive addition to Detroit's urban fabric and revitalization.
- Diversity of business portfolio results in resilient business climate, connections across sectors and strong talent attraction.

CORPORATE STEWARDSHIP CASE STUDY

BEDROCK'S ESTABLISHED TRACK RECORD OF CORPORATE PARTNERSHIP

Ally Financial - Bedrock's response to Ally Financial's consideration to relocate its headquarters outside of the city due to space constraints was to act quickly to acquire One Detroit Center, accommodating Ally's need for over 300,000 square feet. Bedrock spent significant time and capital to comply with Ally's specifications in collaboration with the City of Detroit. Bedrock also negotiated existing tenant relocations, modified building infrastructure, and made significant investment in tenant improvements. This move allowed Ally to consolidate their 1,500 Southeast Michigan-based associates together under one roof in the heart of the city, setting the stage for their next phase of growth.

CORPORATE COMMITMENTS

PERMITTING + APPROVAL PROCESS

Strong working relationship with the public sector on permitting and approval processes enabling real estate development. Development approvals, incentives support, affordable housing agreement, and collaborative community benefits process.

SAFETY + SECURITY

Established safety & security environment coupling public and private resources. Security command center works with second shift Detroit police officers and in partnership with Michigan State Police.

ENERGY + UTILITY SOLUTIONS

Redundant energy and utility solutions with capacity for growth.

FIBER TECHNOLOGY

State-of-the-art fiber technology infrastructure.

BEDROCK PROPERTIES

100+

Properties in Detroit's
Central Business District and
surrounding 7.2 square miles.

BUILDING SQ FT

7M

7 million square feet of
buildings owned by Bedrock.

OCCUPANCY

90%

Occupancy within Bedrock
owned buildings in greater
downtown.

PARKING SPACES

18K

Parking spaces owned by
Bedrock within the greater
downtown.

TENANTS

247

Office tenants

107

Retail tenants

..... QLINE

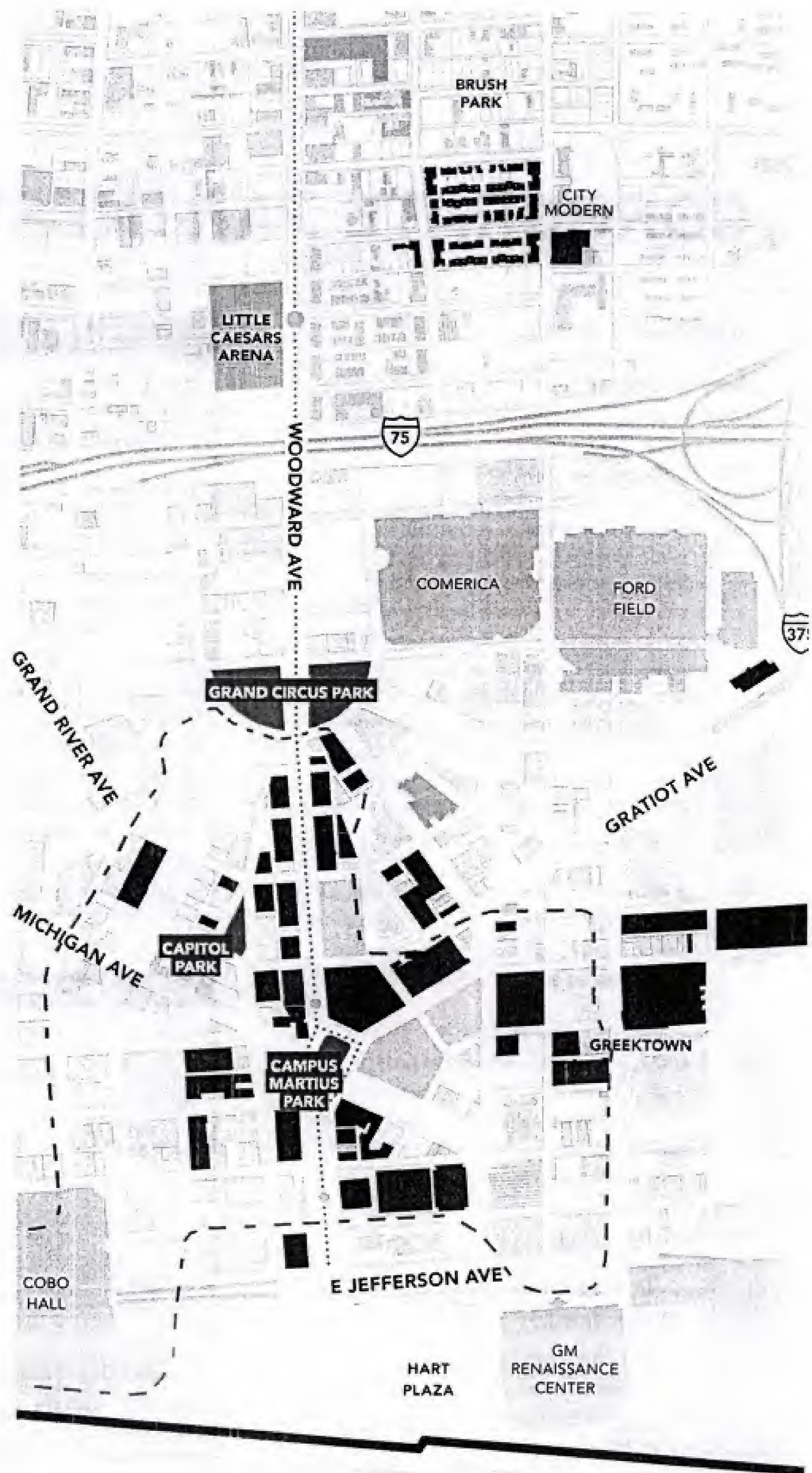
---- People Mover

■ Bedrock Buildings

■ Bedrock Parking Decks

■ Bedrock Planned
Developments

■ Parks / Greenspace



BEDROCK OVERVIEW

Bedrock is creating a movement transforming Detroit's downtown core into an engaging, vibrant and diverse lifestyle destination.

Detroit-based Bedrock Real Estate Services is a full-service real estate firm specializing in acquiring, developing, leasing, financing, and managing commercial and residential properties. Since its founding in 2011, Bedrock has located more than [130] office and retail tenants in Detroit's technology-centric downtown. In addition, Bedrock and its affiliates have invested over \$3.0 billion in acquiring, renovating and developing more than 100 properties in downtown Detroit with a total of 15 million square feet.

Bedrock and the rest of Dan Gilbert's Quicken Loans Family of Companies (FOC) are committed to establishing downtown Detroit as a hub for economic activity and growth, realized through economic, commercial, retail, and residential real estate development. Creating an opportunity to realize attractive economic gains, while simultaneously having a significant impact on downtown Detroit—"doing well by doing good."

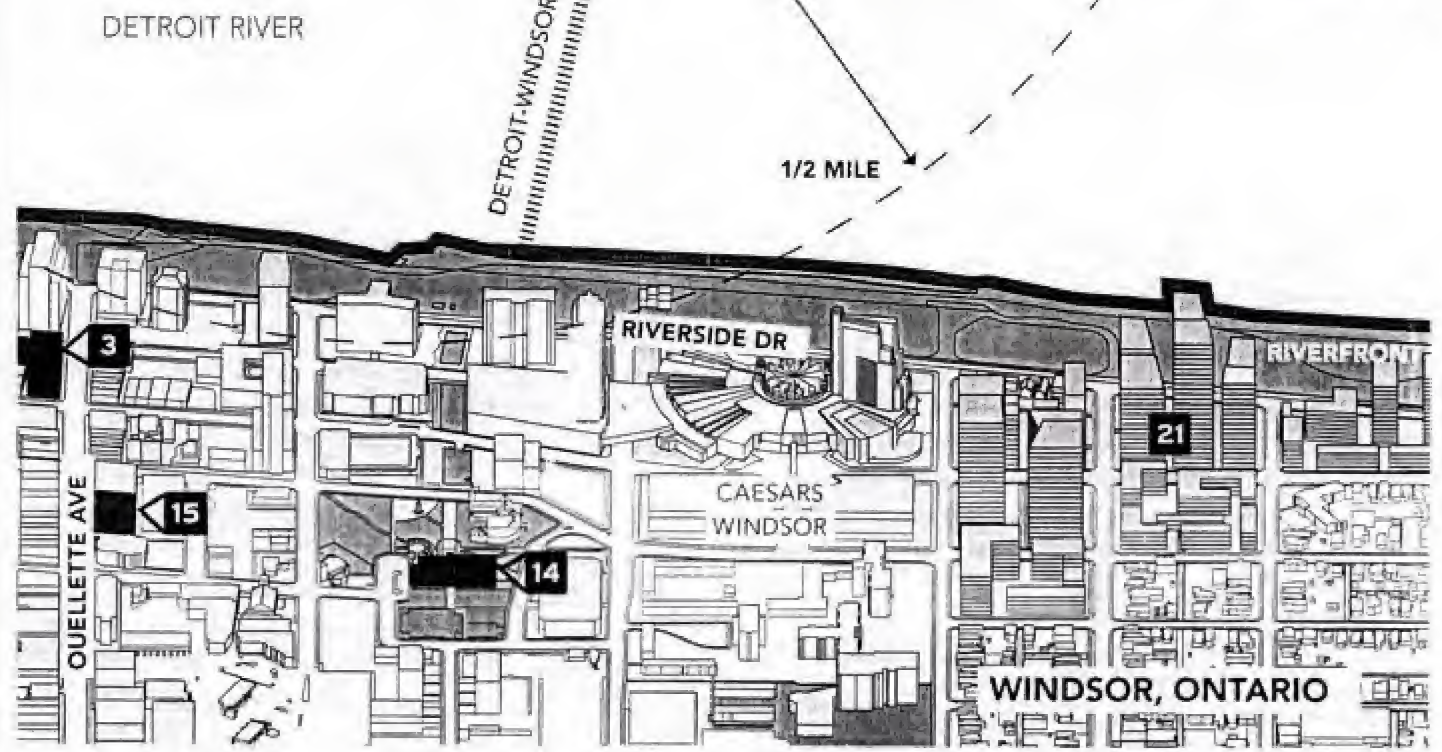
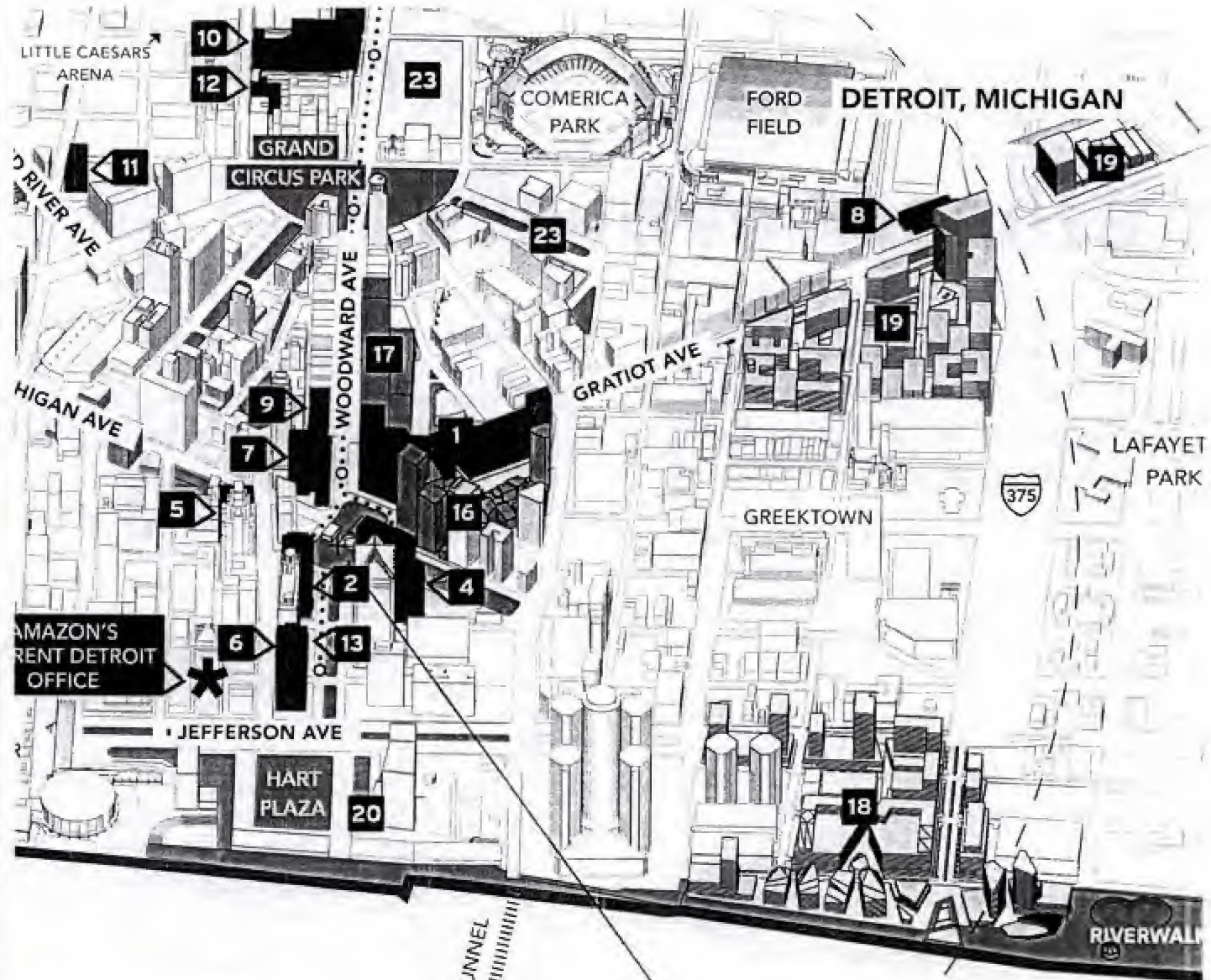
The combination of commercial, retail, and residential uses in a tight, dense urban area results in unprecedented demand for downtown living and talent attraction; a destination where everyone wants to live, work and play.

- **BREAKING DOWN STEREOTYPES:** The revitalization in downtown Detroit is breaking away from the blue collar stereotype. The largest tenants in the Company are financial service providers, law firms, health insurance providers, and high tech companies.

- **AMENITIES:** Bedrock's mixed-use development supports both commercial and residential attraction in the CBD – workers enjoy the amenities during the day and residents depend on them during the evening and weekends. In addition, Bedrock's high caliber tenant attraction is creating a must-see shopping destination in downtown Detroit.

KEY INITIATIVES

- In 2010, established commitment to the City of Detroit by relocating Quicken Loan's HQ and Rock Ventures into the heart of Detroit's Central Business District (CBD)
- Directly created 15,000 jobs in the City of Detroit (currently, the FOC has 17,000 team members in downtown Detroit)
- Established an entrepreneurial start-up district through Detroit Venture Partners and Detroit Labs, Rocket Fiber and other tech companies focused in and around the Madison Block
- Championed QLine rail, a 3.3 mile circulating streetcar from the CBD to North End, through community leadership and financial support
- Created TBD Magazine, a digital and print publication profiling the people, stories, and ideas that define Detroit today
- Launched Opportunity Detroit campaign, a collaboration branding the city's revitalization efforts
- Helmed Blight Removal Task Force, which was charged with assessing and removing more than 60,000 blighted parcels across the city's nearly 140 square mile footprint

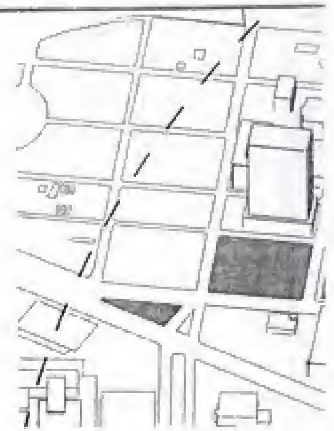


#AMAZONDETROIT

PHASING

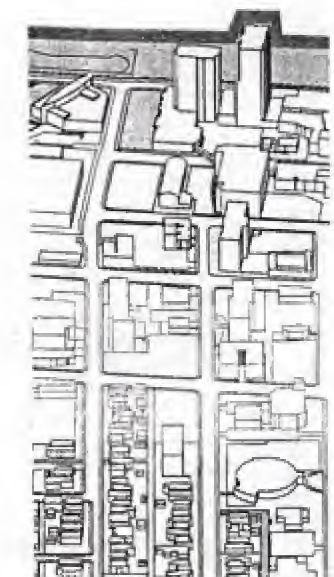
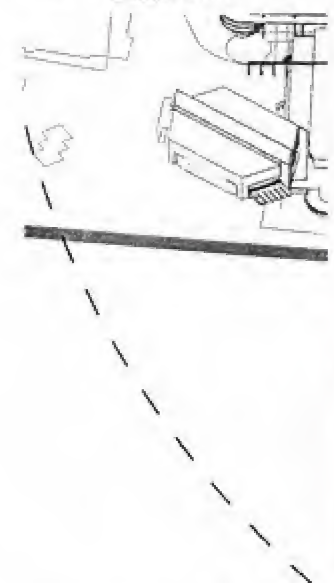
To meet its projected growth trajectory, Amazon may choose from 3.2 million square feet in existing buildings (Phase 1), 1.3 million in development projects underway (Phase 2) and 91 acres of developable land (Phase 3 and beyond) in Detroit and Windsor.

PHASE 1: 2019		OFFICE SF	ACRES
3,238,700 SF	1	One Campus Martius (OCM)	1,011,700 SF
	2	Chase Tower	373,500 SF
	3	Paul Martin Sr. Building	156,500 SF
	4	First National Building	527,300 SF
	5	Chrysler House	225,600 SF
	6	One Woodward	191,000 SF
	7	1001 Woodward	114,200 SF
	8	1900 St. Antoine	95,800 SF
	9	1201 & 1217 Woodward	93,500 SF
	10	Fox Theatre Office Building	90,000 SF
	11	1922 Cass	75,000 SF
	12	2110 Park Avenue	62,000 SF
	13	511 Woodward	27,700 SF
	14	Windsor City Hall	120,000 SF
	15	Canada Building	75,000 SF
PHASE 2: 2021			
1,296,000 SF	16	Monroe Blocks	820,000 SF
	17	Hudson's Site	476,000 SF
PHASE 3 AND BEYOND: 2027			
6,475,000 SF	18	Rivereast	2,100,000 SF 28.4 ACRES
	19	Gratiot Sites	3,100,000 SF 22.8 ACRES
	20	Ford Auditorium	275,000 SF 1 ACRES
	21	Windsor Rivereast	1,000,000 SF 19.8 ACRES
	22	Dequindre East (Not Shown)	TBD 8 ACRES
	23	The District Sites	TBD 11.2 ACRES
TOTAL		11,009,700 SF	91.2 ACRES



LEGEND

- Phase One
- Phase Two
- Phase Three + Beyond
- Park / Greenspace
- QLINE
- Amazon's Current Detroit Office



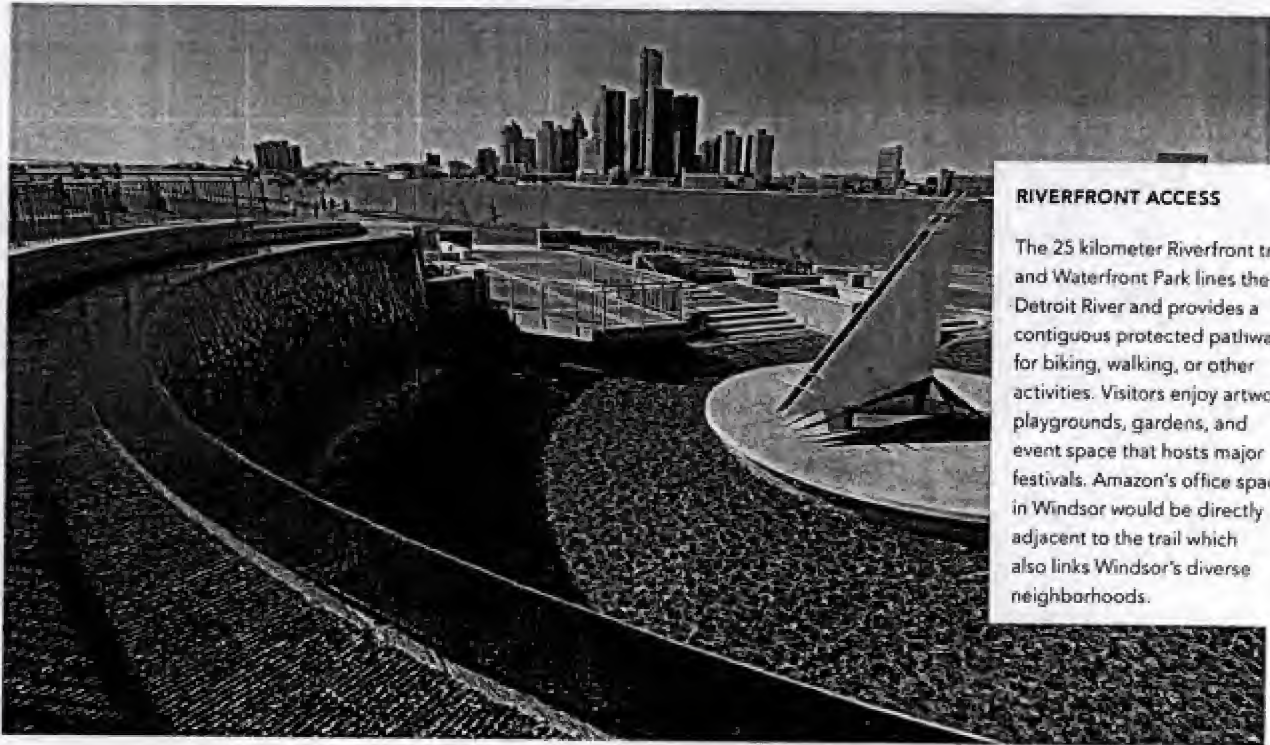


AMAZON'S INTERNATIONAL RIVERFRONT CAMPUS

Amazonians will be able to easily travel between the two campuses by the Detroit/Windsor Tunnel or a new ferry service that travels between Windsor RiverEast campus and nearby Detroit RiverEast. Both neighborhoods are downtown and within walking distance to Phase One locations.

**Amazon's Windsor
Rivereast campus
will be connected to
the Detroit campus
through the Detroit-
Windsor Tunnel and
a new ferry service.**





RIVERFRONT ACCESS

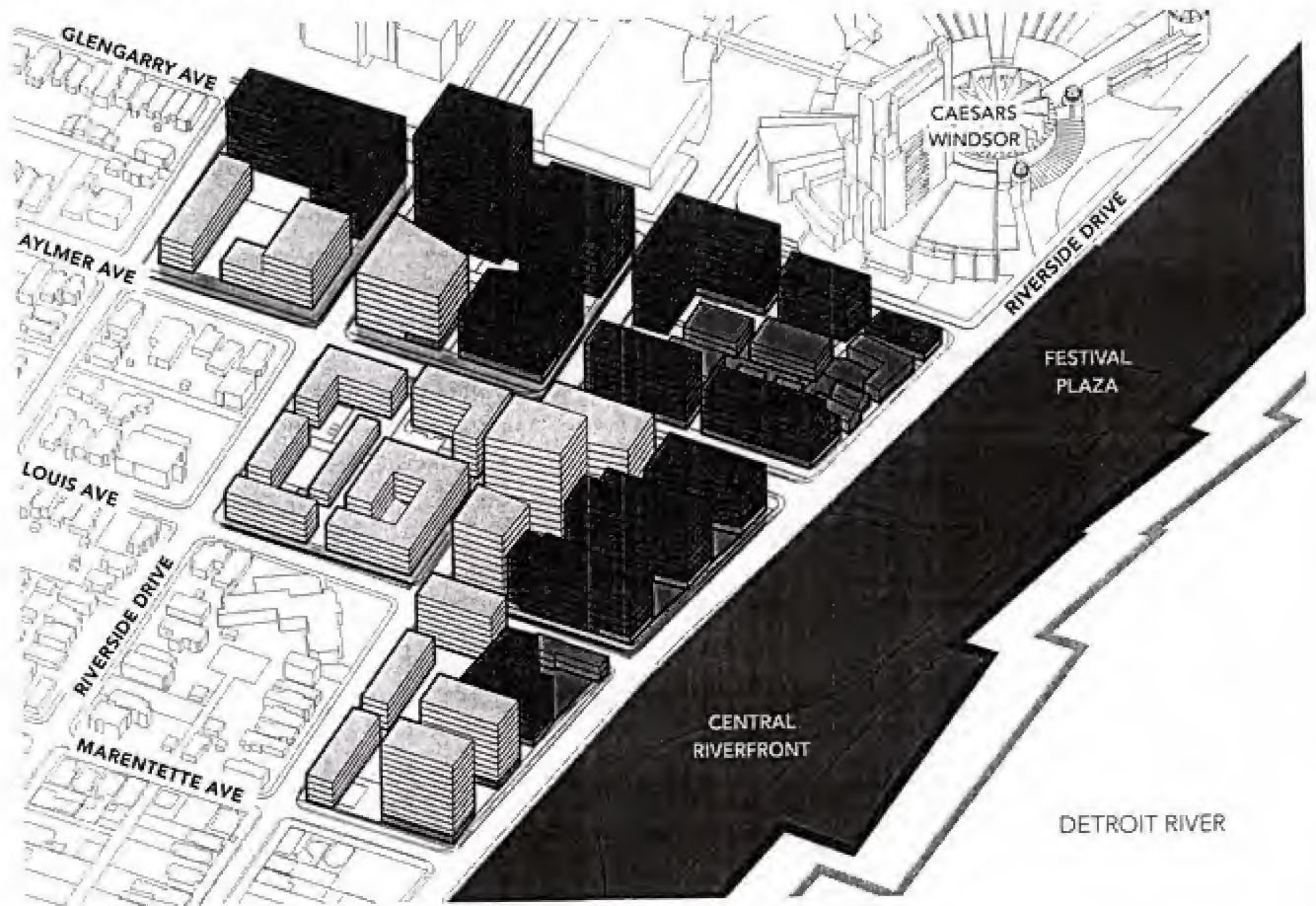
The 25 kilometer Riverfront trail and Waterfront Park lines the Detroit River and provides a contiguous protected pathway for biking, walking, or other activities. Visitors enjoy artwork, playgrounds, gardens, and event space that hosts major festivals. Amazon's office space in Windsor would be directly adjacent to the trail which also links Windsor's diverse neighborhoods.



INTEGRATED HOUSING

Amazon's expanded campus in Windsor could feature new, modern housing options to ensure a vibrant and walkable option for Amazonians. New mid-rise housing and pocket parks will also ensure Amazon's office buildings transition effectively into surrounding low-rise neighborhood.

WINDSOR RIVEREAST PROGRAMMING



OFFICE	1,000,000 SF
RESIDENTIAL	1,025 UNITS
HOTEL	N/A
RETAIL	175,550 SF
CULTURAL AMENITY	N/A
PUBLIC PLAZA/PARK	65,690 SF
PUBLIC ROOFTOP TERRACE	N/A
PRIVATE ROOFTOP TERRACE	N/A
PARKING	1,570 SPACES

REZONING REQUIREMENTS	Rezoning will be facilitated by the City of Windsor.
UTILITY INFRASTRUCTURE	All utilities necessary to service the development are available and have capacity.
CONSTRUCTION STANDARDS	Incentives for LEED Certification.
SUSTAINABILITY STRATEGIES	Opportunity to tap into a district heating and cooling network.
CONTROLLING ENTITY	City of Windsor
SPECIAL NOTES	Windsor RiverEast can be developed upon assembly of the land by the City of Windsor.

21

PHASE THREE

WINDSOR RIVEREAST

Amazon can choose to expand its HQ2 presence in Canada in downtown Windsor on a 20 acre assemblage of riverfront property that can be built into a new mixed-use campus. At this location, Amazon will also be within walking distance of Windsor's downtown amenities and choice neighborhoods like Walkerville.

The Windsor Rivereast campus would be located just three blocks from Amazon's first phase occupancy of the Hon. Paul Martin Sr. Building in Windsor. A preliminary master plan indicates potential to accommodate one million square feet of office space and over 1,000 residential units served by new retail and parking. The design would blend the mixed-use campus with

the surrounding neighborhoods to ensure walkability, access to the river, and to allow for ground-floor retail.

The campus is across the street from Windsor's 25 kilometer promenade along the Detroit River where a new ferry service could shuttle Amazonians and travelers across the river in minutes. The new ferry service would allow seamless and short travel between Amazon's office space in Detroit and Windsor. Both the City of Windsor and City of Detroit support the ferry initiative and are prepared to begin design and implementation.

20 ACRES

OF DEVELOPMENT SITE

1.5 ACRES

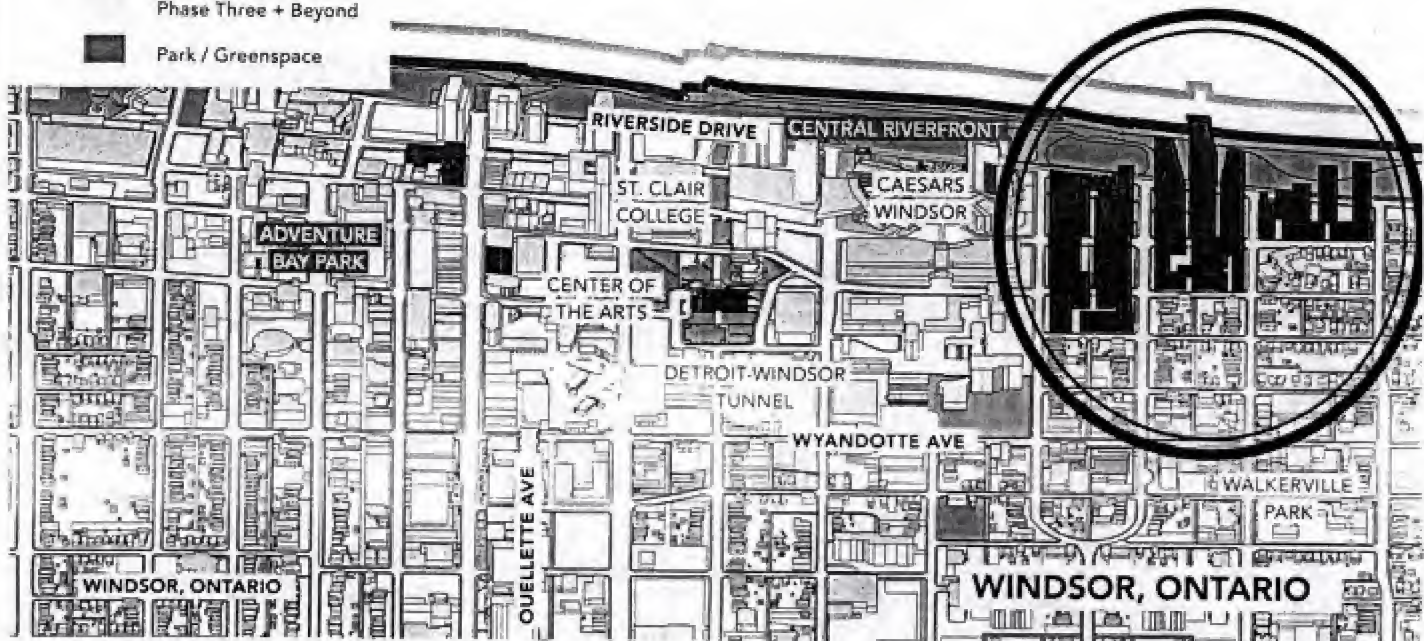
OF PUBLIC PARK

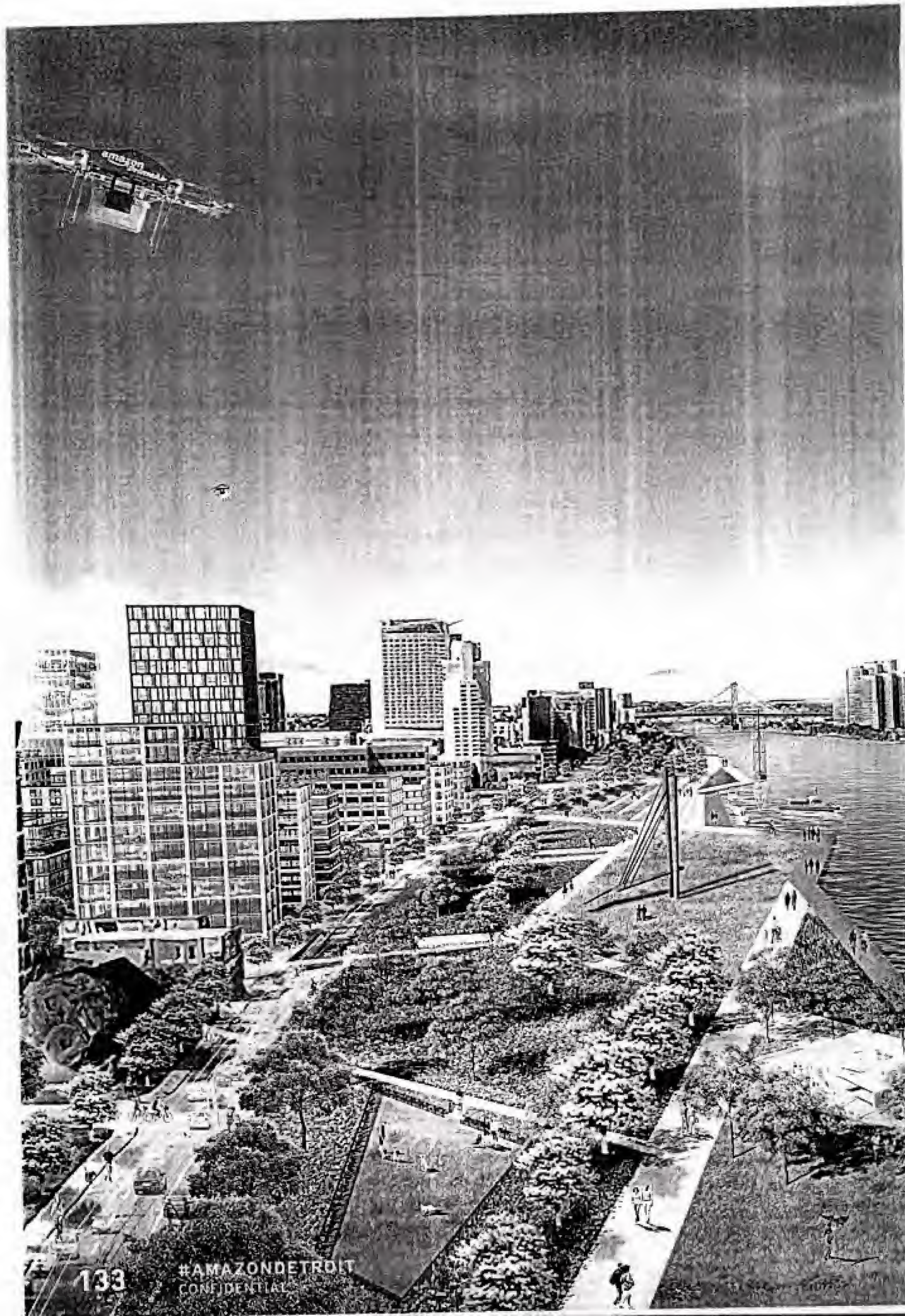
25 BLDGS

OF NEW CONSTRUCTION

WINDSOR, ONTARIO LEGEND

-  Windsor Rivereast
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace





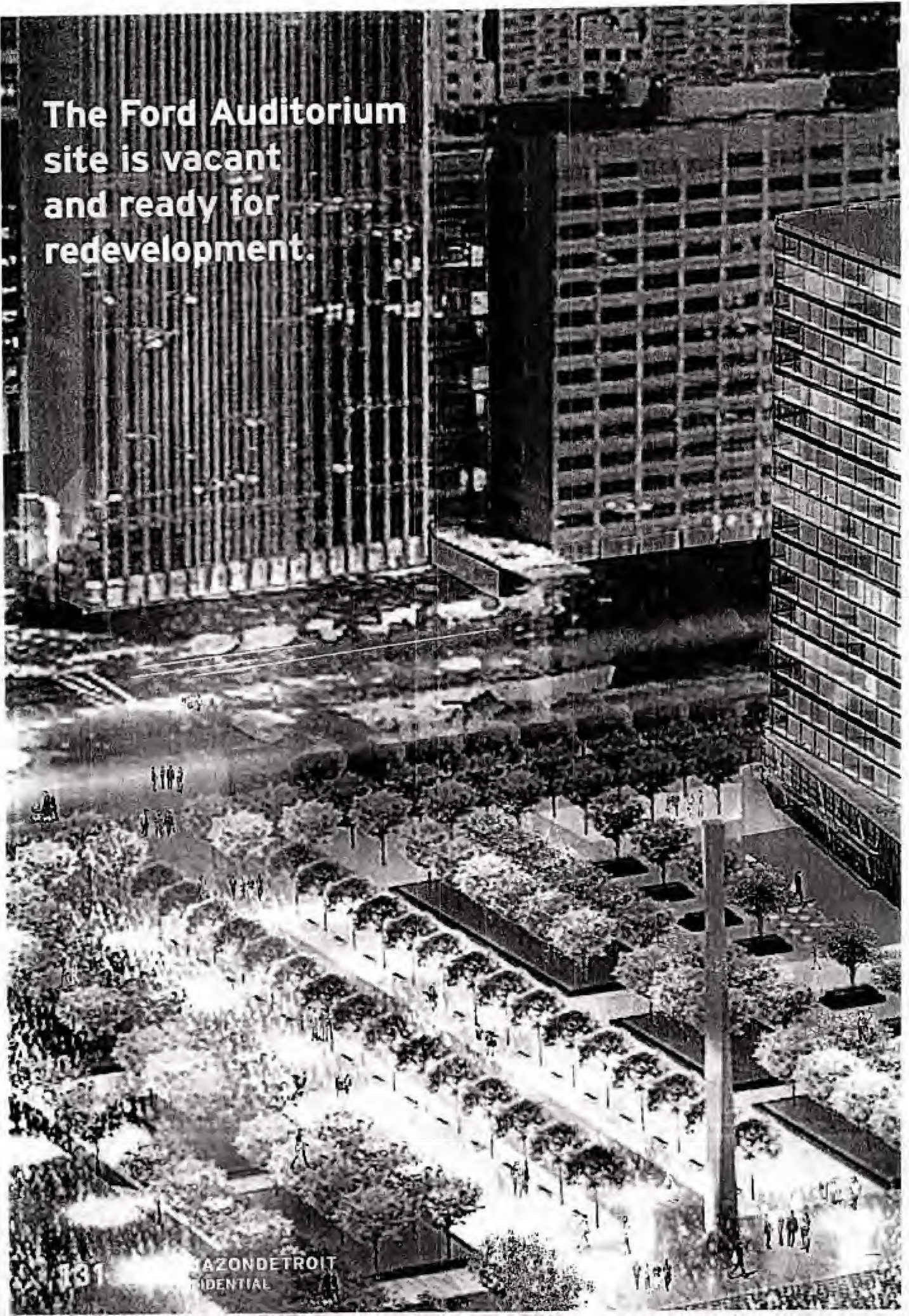


PARK AND RIVERFRONT OFFICE

Amazon has the opportunity to locate in a rejuvenated Hart Plaza on Detroit's popular Riverwalk.

#MOVEHEREMOVETHEWORLD
CONFIDENTIAL

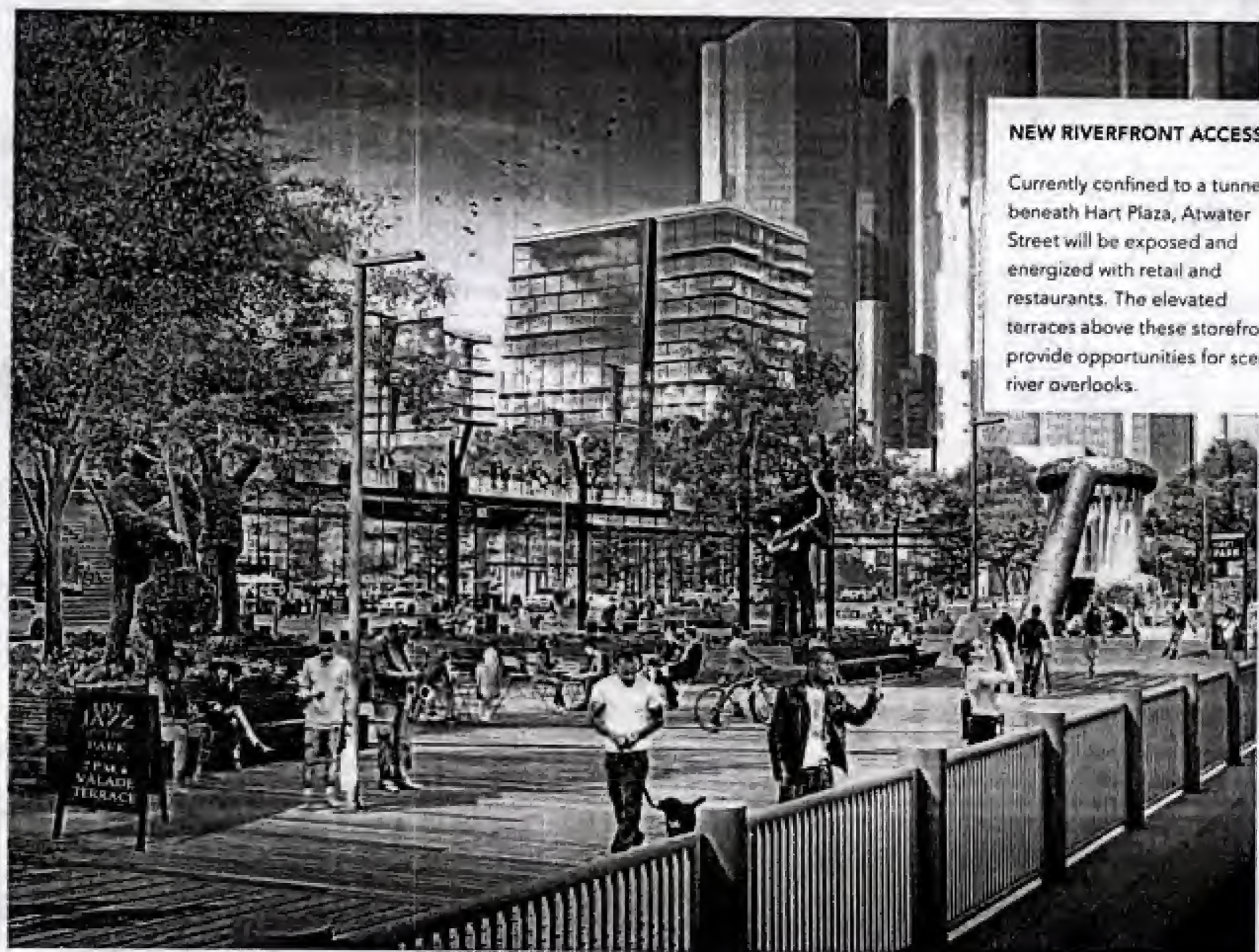
**The Ford Auditorium
site is vacant
and ready for
redevelopment.**





PARK AND RIVERFRONT RETAIL

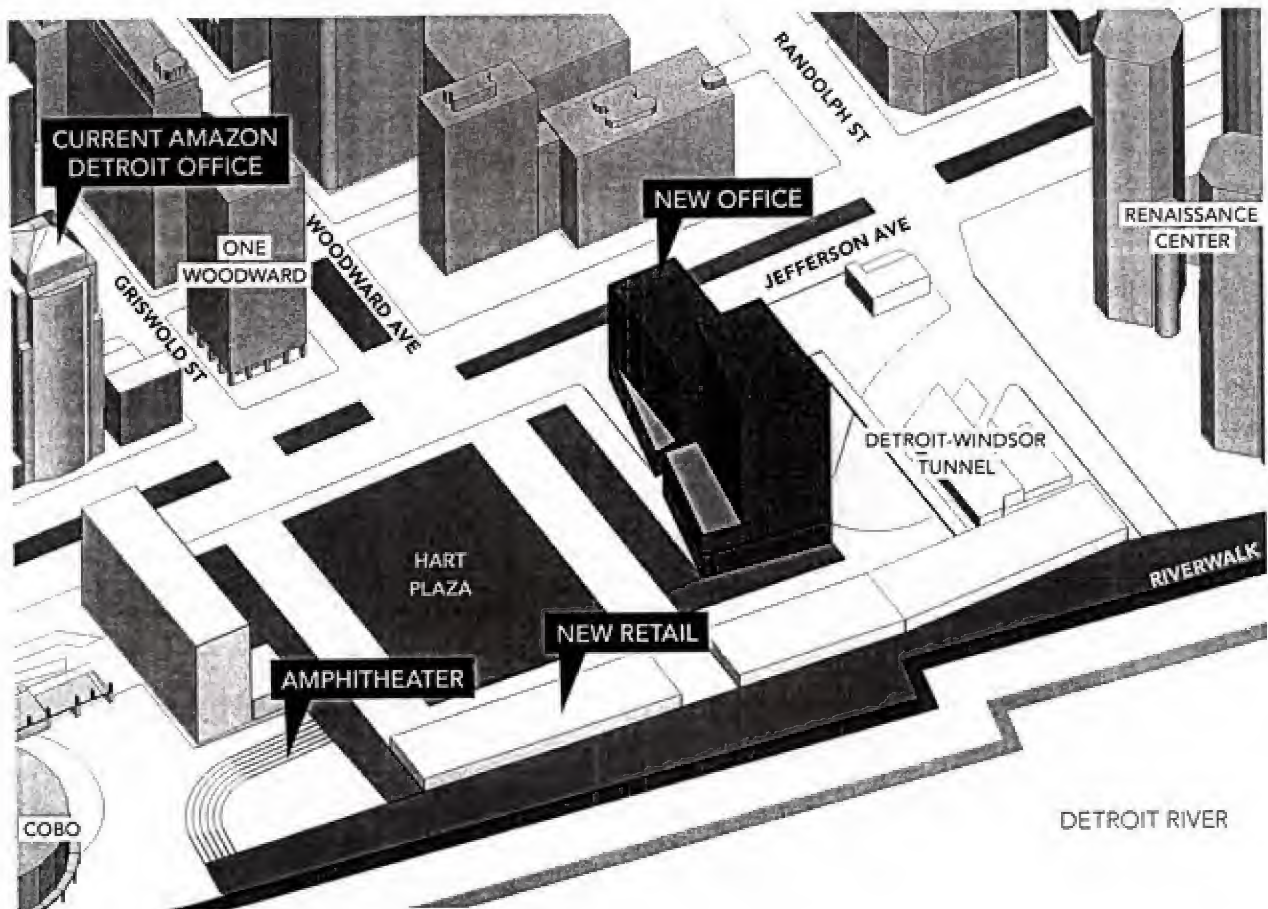
New ground floor retail on the site of the old Ford Auditorium can serve both Amazon employees and visitors with a redesigned Hart Plaza.



NEW RIVERFRONT ACCESS

Currently confined to a tunnel beneath Hart Plaza, Atwater Street will be exposed and energized with retail and restaurants. The elevated terraces above these storefronts provide opportunities for scenic river overlooks.

FORD AUDITORIUM PROGRAMMING



OFFICE	275,000 SF
RESIDENTIAL	N/A
HOTEL	N/A
RETAIL	60,000 SF
CULTURAL AMENITY	N/A
PUBLIC PLAZA/PARK	566,280 SF
PUBLIC ROOFTOP TERRACE	N/A
PRIVATE ROOFTOP TERRACE	6,000
PARKING	750 SPACES

REZONING REQUIREMENTS	Rezoning required.
INFRASTRUCTURE	New streets and utilities will need to be established to service the site. No major capacity issues anticipated.
CONSTRUCTION STANDARDS	To be established.
SUSTAINABILITY STRATEGIES	To be established.
CONTROLLING ENTITY	City of Detroit
SPECIAL NOTES	The redesign includes 1/4 mile of daylighted Atwater Street with associated streetscape design and bike infrastructure.

20

PHASE THREE

FORD AUDITORIUM

Amazon has the opportunity to locate in a new building on the banks of the Detroit River that flanks Hart Plaza: Detroit's main 14-acre civic plaza home to dozens of annual festivals, concerts, and celebrations.

A new office complex on the site of the now vacant former Ford Auditorium will allow Amazon to be located in downtown, while benefiting from an idyllic riverfront park setting. A preliminary plan shows potential to develop one acre into a new mixed-use office tower with 275,000 square feet for office space atop a podium with ground-floor retail and parking. The complex would be located on the eastern edge of Hart Plaza, adjacent to the Detroit-Windsor Tunnel exit.

Hart Plaza is home to large events such as the Detroit International Jazz Festival (the world's largest free jazz festival), Detroit Electronic Music Festival (Movement), and Motor City Pride, but has an inviting day-to-day atmosphere. Amazon can look forward to being part of a rejuvenated plaza. Current plans envision continuation of special events, more green space, artwork, and better pedestrian and visual connections between the Riverwalk and the Central Business District.

1 ACRE

OF DEVELOPMENT SITE








13 ACRES

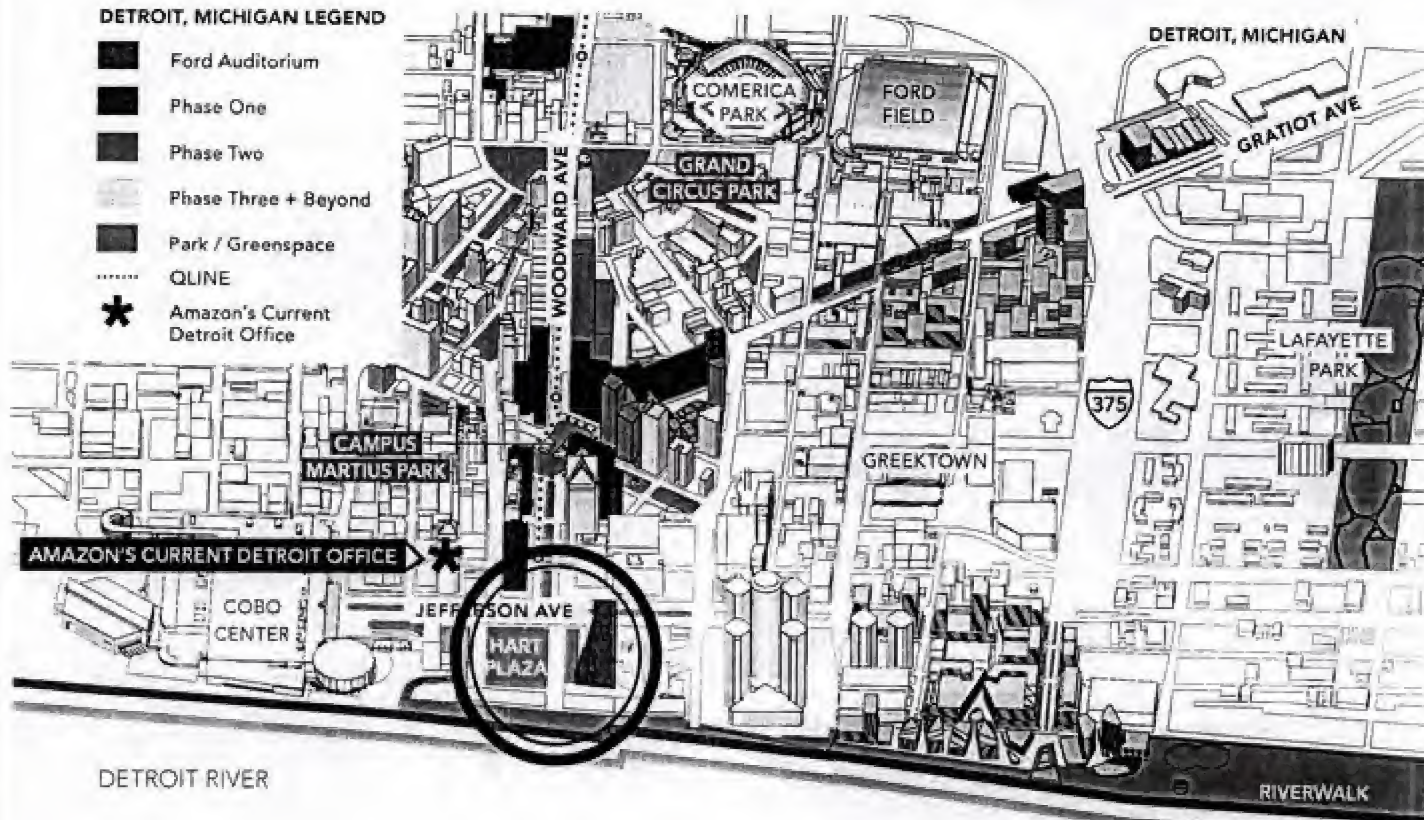
OF PUBLIC PLAZA

2 BLDGS

OF NEW CONSTRUCTION

DETROIT, MICHIGAN LEGEND

-  Ford Auditorium
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace
-  QLINE
-  Amazon's Current Detroit Office



DETROIT RIVER

RIVERWALK





EXPANDED IMPACT

A portion of the Gorton Sites, roughly 23 acres, are vacant and ready for redevelopment. The remainder can be redeveloped upon completion of a new Criminal Justice facility that Berdick is delivering on behalf of Wayne County.

MOVE HERE. MOVE THE WORLD.
CONFIDENTIAL



An aerial photograph of Detroit, Michigan, showing a dense urban landscape. In the foreground, a large, modern building complex with a distinctive, angular design is visible. The building has multiple levels and a complex facade. To the left of this complex, there are several other buildings, including a tall, rectangular one. The city extends into the background, with a river visible on the right side. The sky is overcast.

**The Gratiot
Site mixed-use
development will
place Amazon
employees within
four blocks
of Campus Martius Park
and within walking
distance of Detroit's
historic Eastern
Market.**



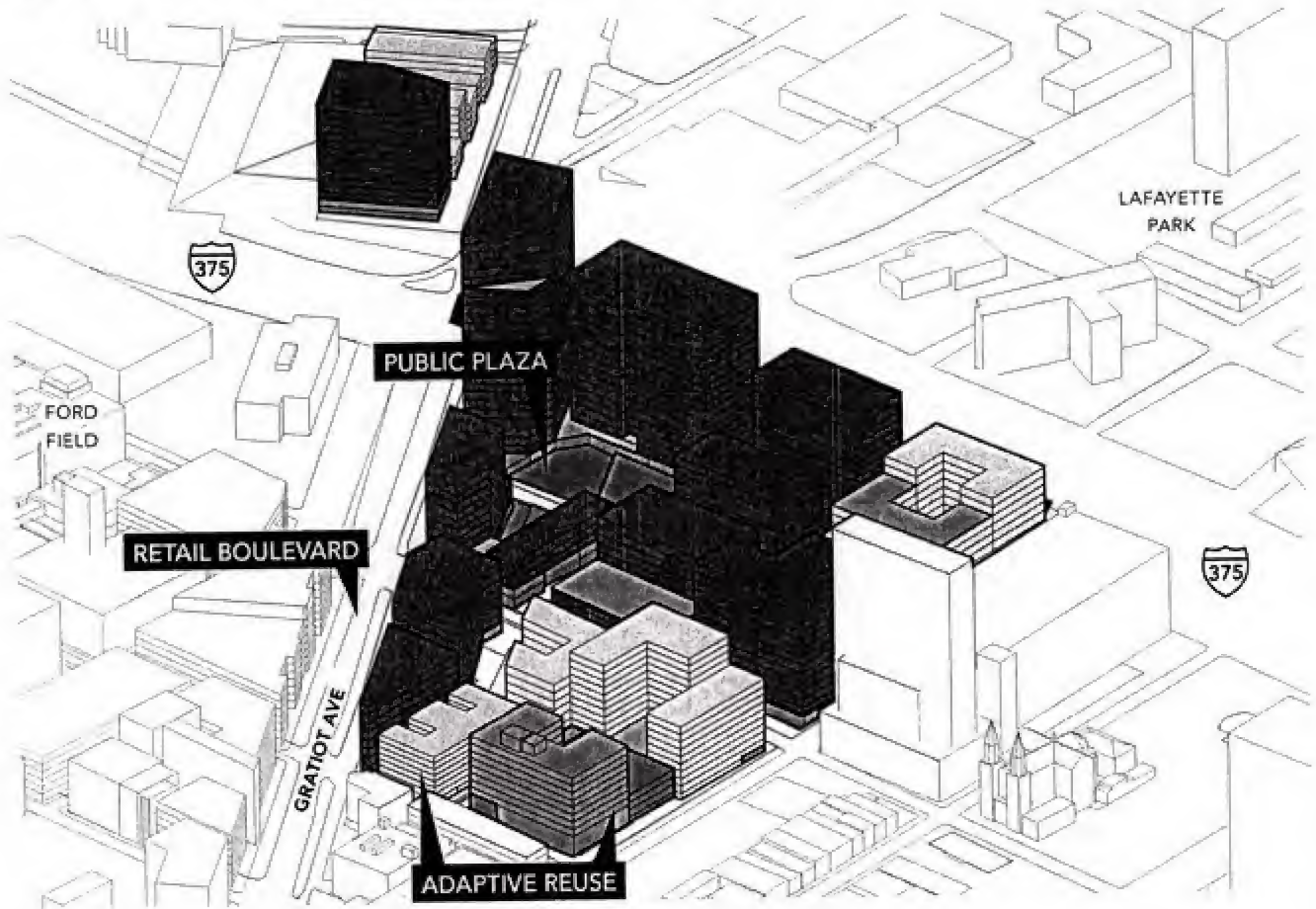
URBAN CAMPUS

Amazon's new office space at the Gratiot Sites will provide continued views of downtown Detroit, the Detroit River, rooftop public spaces for entertainment and active ground floors. A new public space at the base of Amazon's new office buildings will ensure gathering spaces for employees, visitors, and Detroiters to enjoy.



#MOVEHEREMOVETHEWORLD
CONFIDENTIAL

GRATIOT SITE PROGRAMMING



OFFICE	3,100,000 SF
RESIDENTIAL	1,500 UNITS
HOTEL	185,000 SF
RETAIL	240,000 SF
CULTURAL AMENITY	N/A
PUBLIC PLAZA/PARK	33,000 SF
PUBLIC ROOFTOP TERRACE	12,500 SF
PRIVATE ROOFTOP TERRACE	295,000 SF
PARKING	3,300 SPACES

REZONING REQUIREMENTS	Variances will be sought through the site plan approval process.
INFRASTRUCTURE	New streets and utilities will need to be established to service the site. No major capacity issues anticipated.
CONSTRUCTION STANDARDS	To be established
SUSTAINABILITY STRATEGIES	To be established.
CONTROLLING ENTITY	Wayne County, City of Detroit, Bedrock, and private owner(s)
SPECIAL NOTES	

19

PHASE THREE

GRATIOT SITES

The Gratiot Sites lie two blocks from Campus Martius Park and adjacent to the cherished Eastern Market, Detroit's historic destination for fresh and local food, arts, and culture.

With 23 acres of land, Amazon can anchor a new and distinct mixed-use urban development. A preliminary master plan estimates the sites could accommodate over three million square feet of office space, 1,500 residential units, and a new hotel all served by ground-floor retail, new gathering spaces, and parking structures. The sites are along Gratiot Avenue, a primary boulevard connecting downtown Detroit to its surrounding neighborhoods and is planned for new bike lanes and bus rapid transit.

The Gratiot Sites include two neoclassical buildings from the 1920s suited for adaptive reuse, while the remainder of the sites would be available for new construction. The existing buildings are suitable for office, hotel, or residential use, while the remainder of the site can be demolished and customized for Amazon's needs while still providing enough land for new residential space.

Amazon can look forward to working with the owners of the Gratiot Site, including Wayne County, the City of Detroit, and private owners, such as Bedrock, to efficiently redevelop the sites.

23 ACRES

OF DEVELOPMENT SITES

2 BLDGS

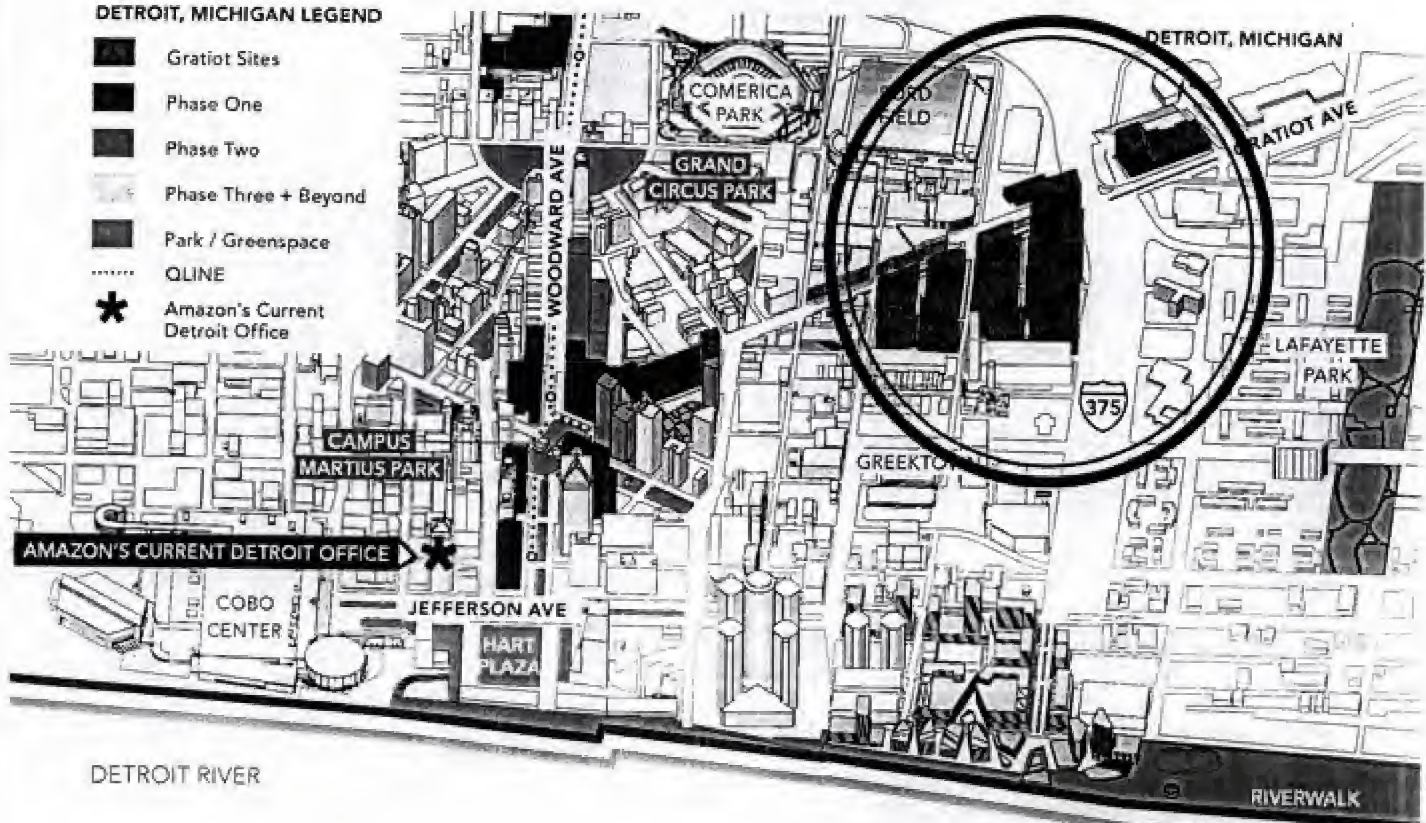
PROPERTIES TO RENOVATE

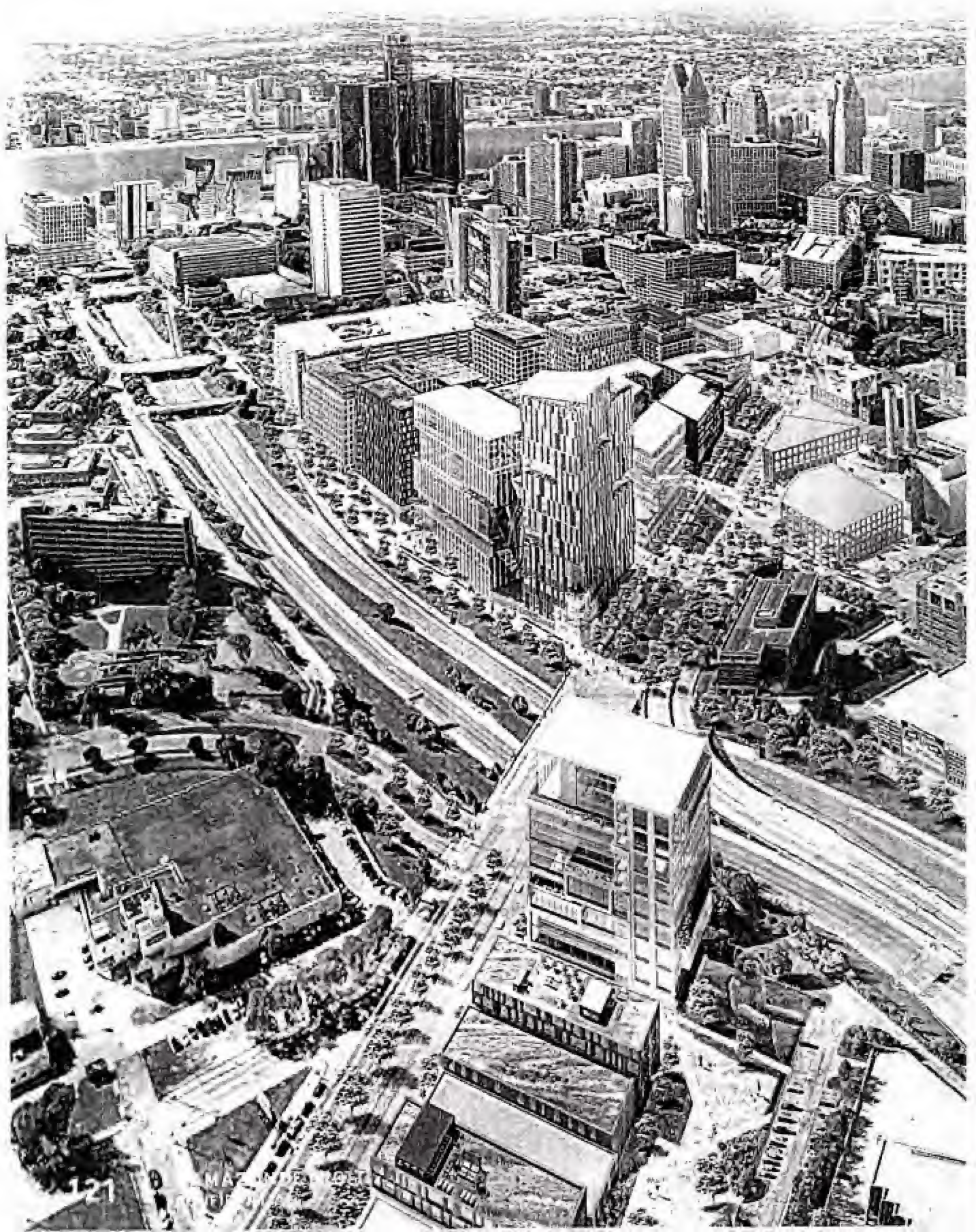
15 BLDGS

OF NEW CONSTRUCTION

DETROIT, MICHIGAN LEGEND

-  Gratiot Sites
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace
-  QLINE
-  Amazon's Current Detroit Office





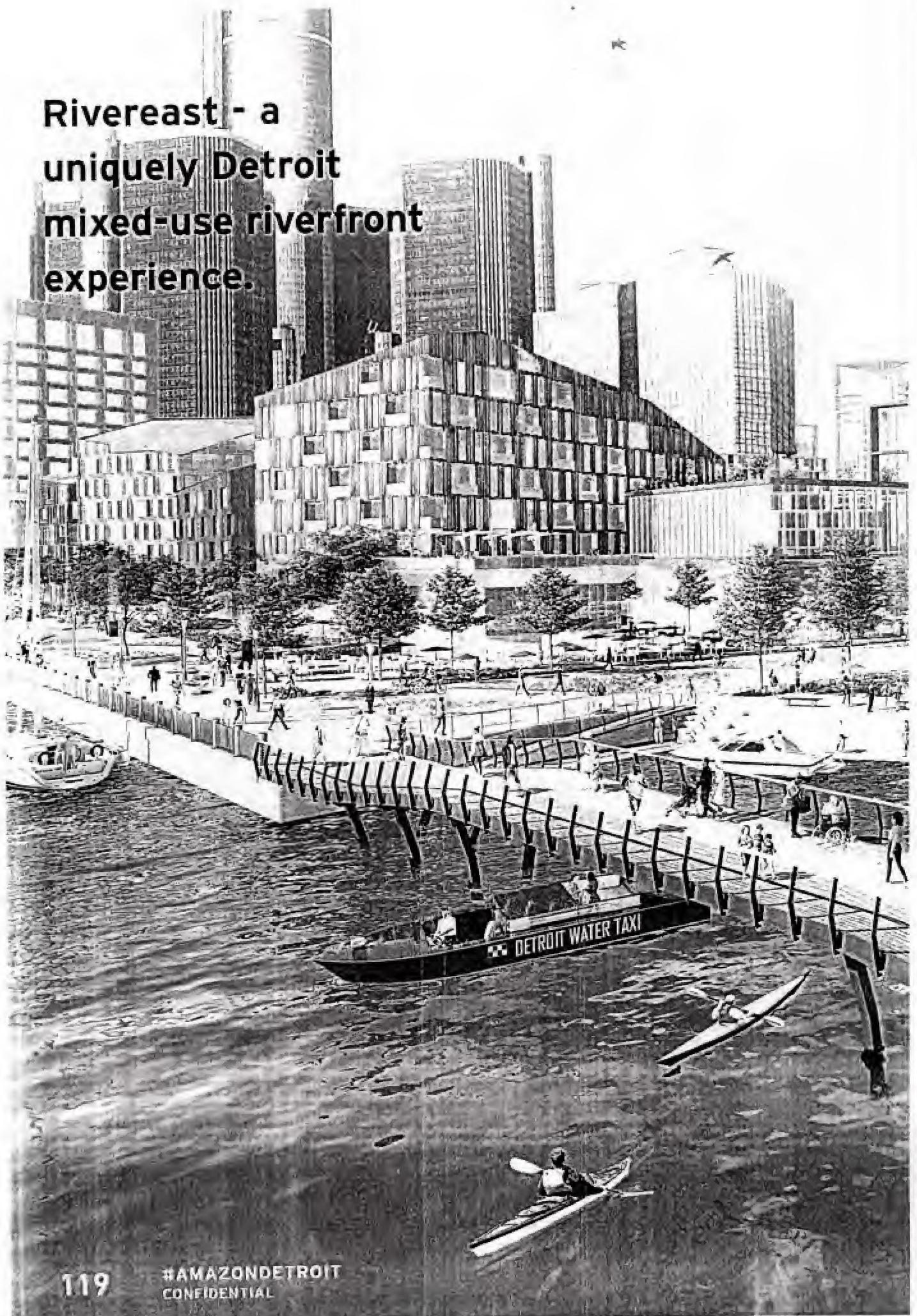


AN IDYLIC WATERFRONT SETTING

The centerpiece of RiverEast will be a new public space that brings people closer to the Detroit River with places to play, dine, or just sit and enjoy the water.

#MOVETHEMOVESHOW

**Rivereast - a
uniquely Detroit
mixed-use riverfront
experience.**





ATWATER STREET

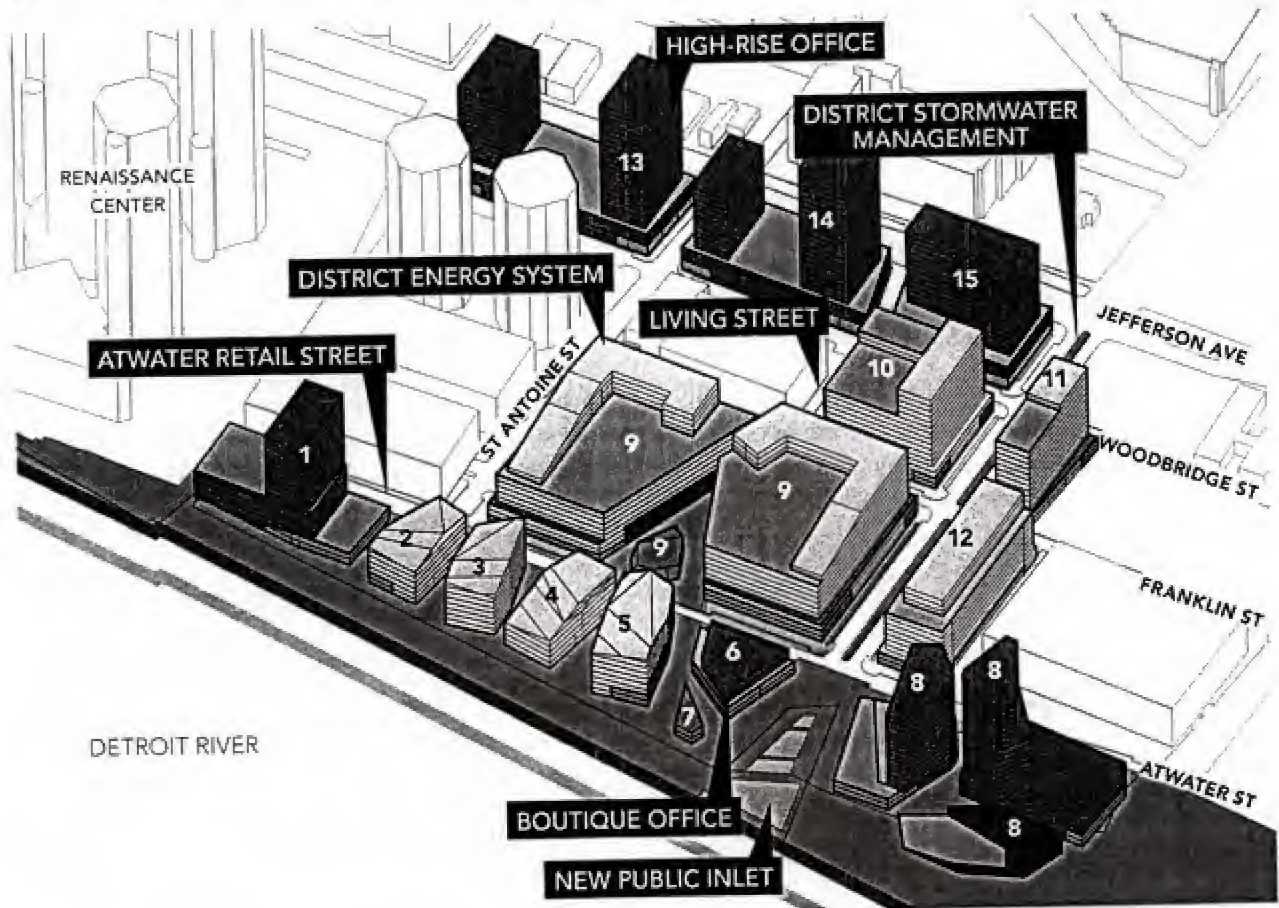
Atwater Street will become the retail spine of Rivereast with dining and retail options that serve workers, visitors, and residents.



LIVING STREET

Schweizer Street, a new pedestrian street, will integrate indoor and outdoor retail with entertainment.

RIVEREAST PROGRAMMING



OFFICE	2,100,000 SF
RESIDENTIAL	1,200 UNITS
HOTEL	N/A
RETAIL	166,000 SF
CULTURAL AMENITY	126,000 SF
PUBLIC PLAZA/PARK	333,400 SF
PUBLIC ROOFTOP TERRACE	40,300 SF
PRIVATE ROOFTOP TERRACE	271,900 SF
PARKING	4,400 SPACES

REZONING REQUIREMENTS	New zoning required.
INFRASTRUCTURE	Sufficient utility capacity in area; new streets with water and sewer lines required to service newly created sites.
ARCHITECTS	To be determined.
CONSTRUCTION STANDARDS	Proposal to implement passive house standards.
SUSTAINABILITY STRATEGIES	District energy loop (heating and cooling); district waste composting center; green roofs and street bioswales to manage stormwater.
CONTROLLING ENTITY	Riverfront Holdings, Inc., A wholly owned subsidiary of General Motors for parcels 1-12. Parcels 13-15 ownership is pending planned reconfiguration of Jefferson Avenue.
SPECIAL NOTES	A new water inlet will allow residents and visitors the opportunity to get close to the water.

18 PHASE THREE RIVEREAST

Rivereast is a one-of-a-kind master planned development that will transform 28 acres of parking lots on Detroit's riverfront into a mixed-use neighborhood ideal for Amazonians. The location of Rivereast provides a rare opportunity situated in a prime downtown location while still being on a bustling waterfront.

The recently completed master plan for Rivereast envisions 8 acres of park space, streets lined with ground-floor retail at the base of 20 new residential and office towers. Detroit's riverfront is already a highly-rated and popular destination that brings together the region's diverse communities. Rivereast will enhance

that experience and provide an ideal setting for Amazon to conduct business and cultivate new ideas.

Amazonians will benefit from spectacular views and the convenience of walking to work. The master plan envisions over two million square feet of office space and 1,200 residential units. Throughout the neighborhood, residential buildings will provide new options for living in an amenity-rich environment within walking distance of work and the Riverwalk. All buildings and public spaces have been shaped to ensure views and walkability.

28 ACRES

OF DEVELOPMENT SITES








8 ACRES

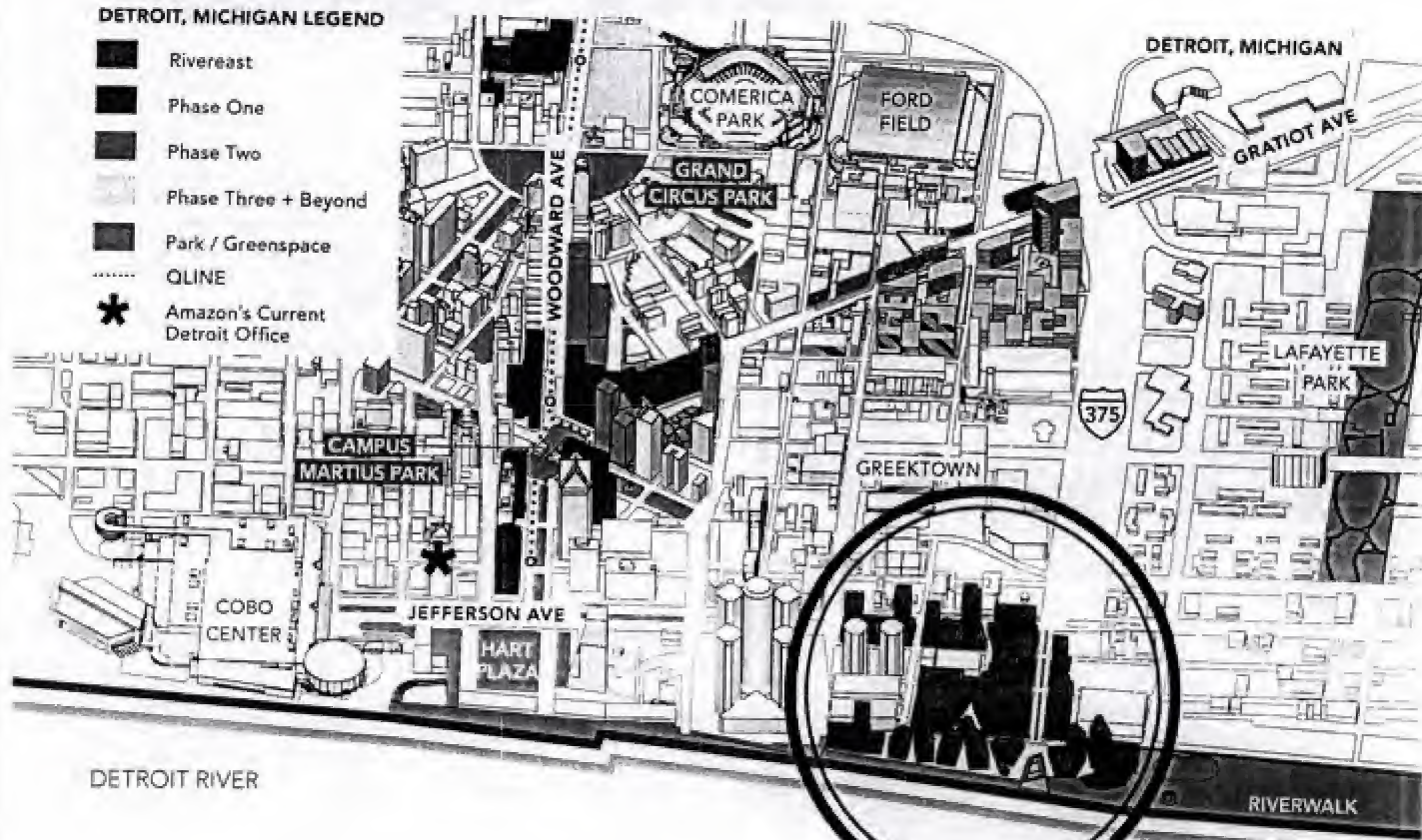
OF PUBLIC SPACE

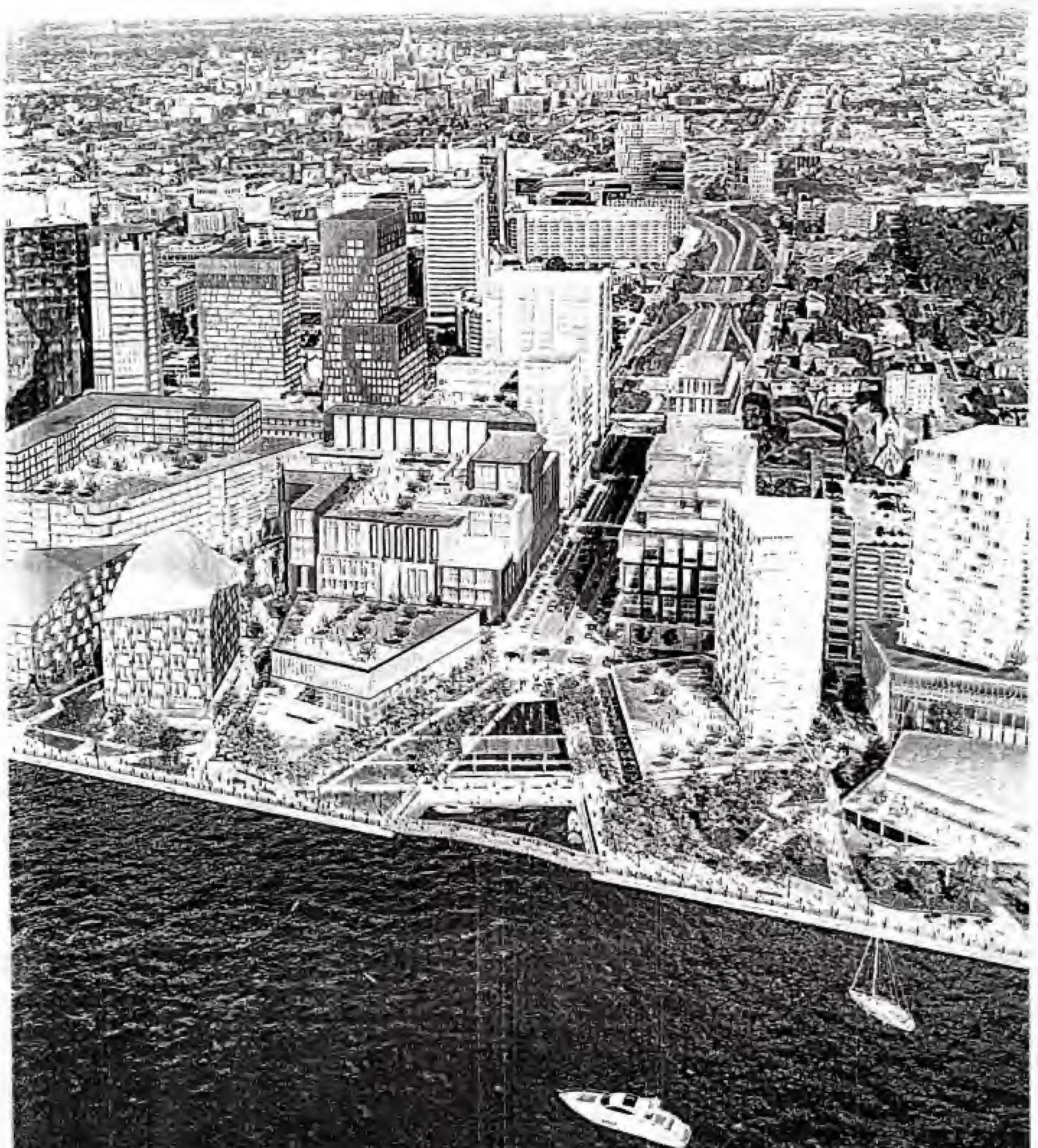
20 BLDGS

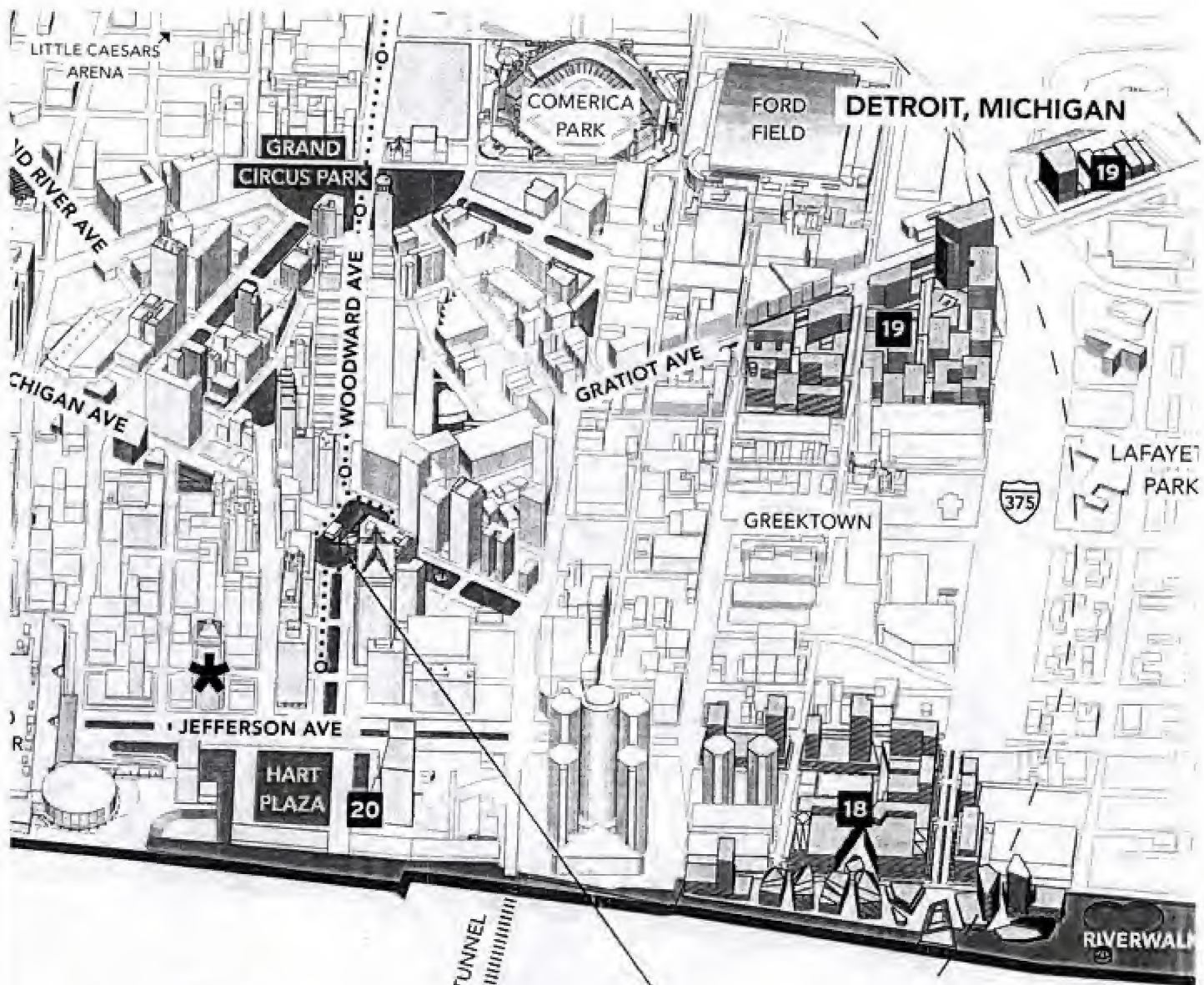
OF NEW CONSTRUCTION

DETROIT, MICHIGAN LEGEND

-  Rivereast
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace
-  QLINE
-  Amazon's Current Detroit Office



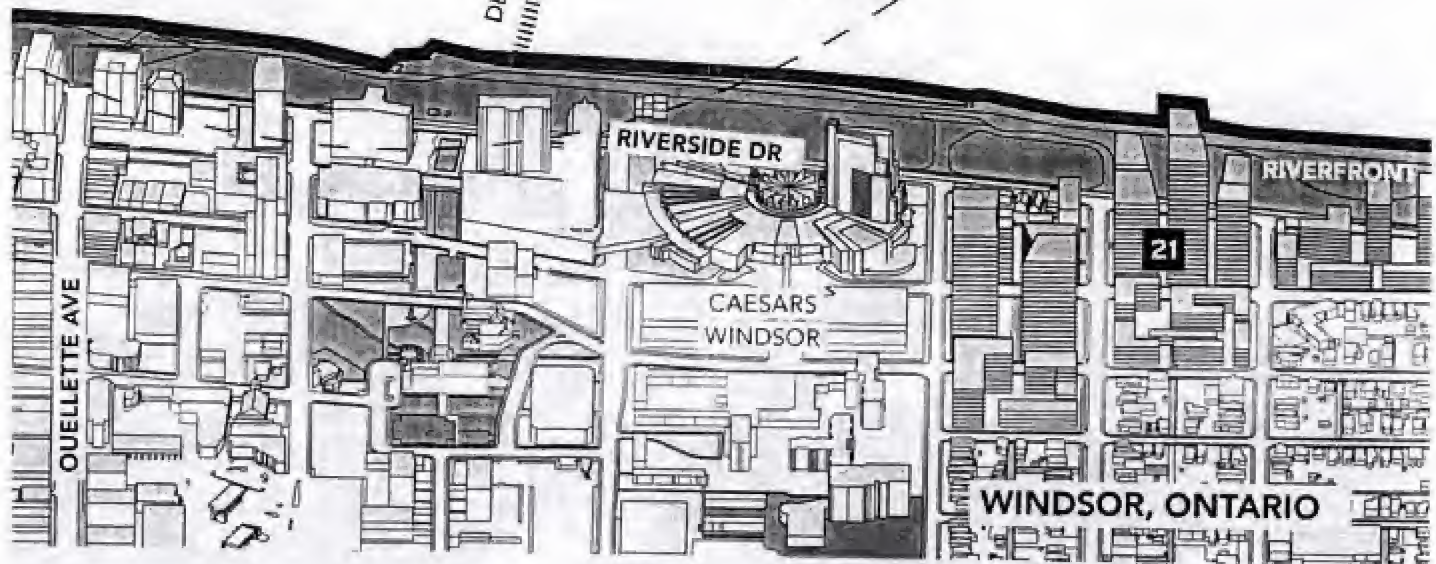




DETROIT RIVER

DETROIT-WINDSOR TUNNEL

1/2 MILE



#AMAZONDETROIT

PHASE THREE AND BEYOND

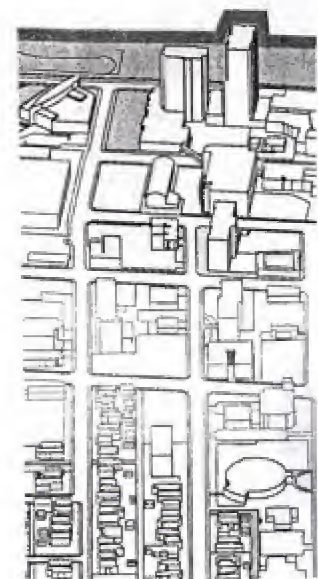
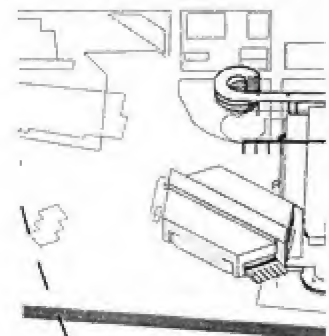
Supporting Amazon's long-term growth through flexible choice of real estate solutions, Detroit and Windsor offer 91 acres of developable land all within an approximately 10-15 minute walk from the Phase One and Phase Two properties. These various sites offer mixed-use development opportunities allowing Amazon to adapt to evolving business needs and employee live-work preferences.

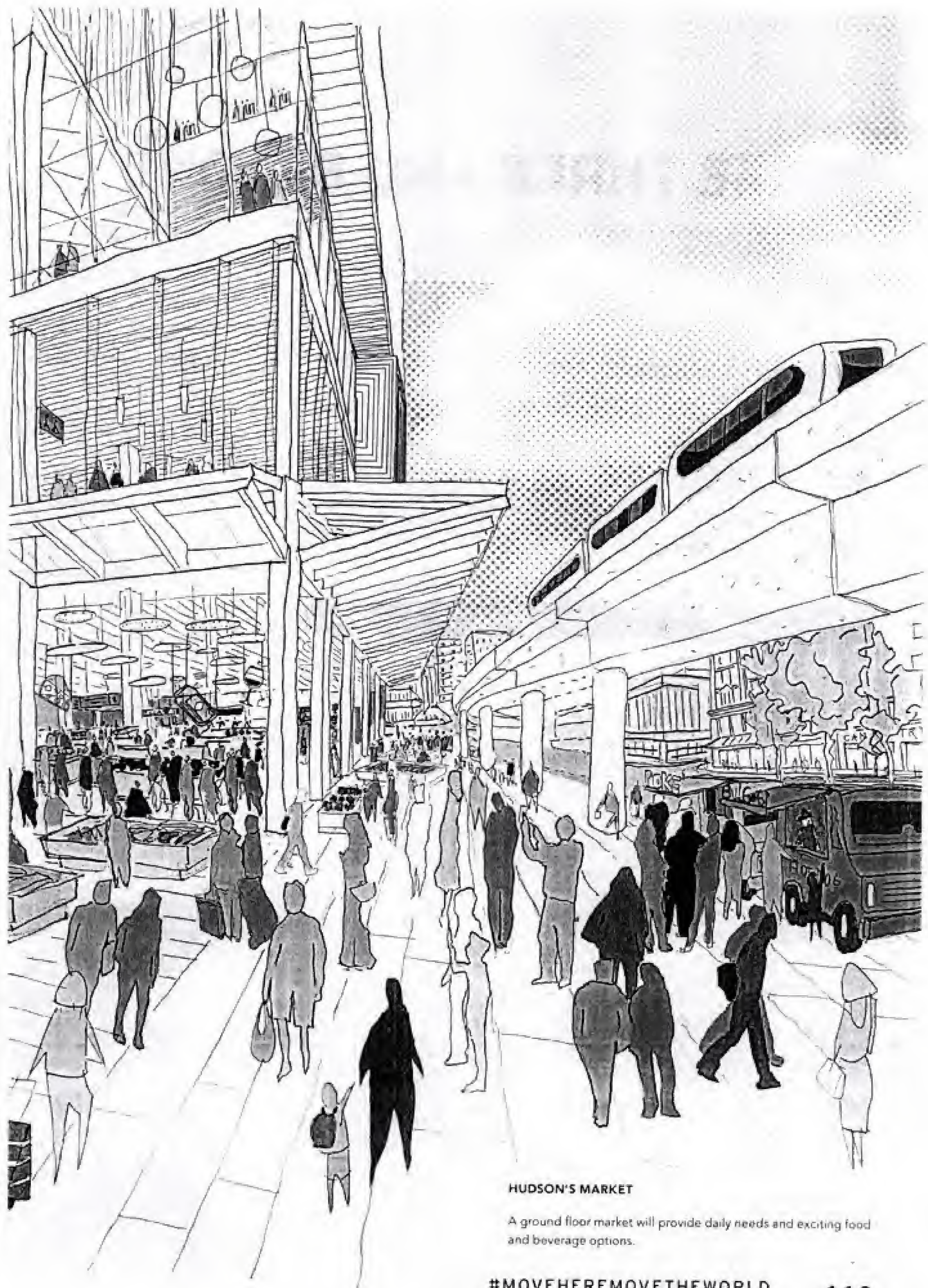
PHASE 3 AND BEYOND: 2027		OFFICE SF	ACRES
18	Rivereast	2,100,000 SF	28.4 ACRES
19	Gratiot Sites	3,100,000 SF	22.8 ACRES
20	Ford Auditorium	275,000 SF	1 ACRES
21	Windsor Rivereast	1,000,000 SF	19.8 ACRES
22	Dequindre East (Not Shown)	TBD	8 ACRES
23	The District Sites	TBD	11.2 ACRES
TOTAL		6,475,000 SF	91.2 ACRES



LEGEND

- Phase Three and Beyond
- Park / Greenspace
- QLINE
- Amazon's Current Detroit Office





HUDSON'S MARKET

A ground floor market will provide daily needs and exciting food and beverage options.

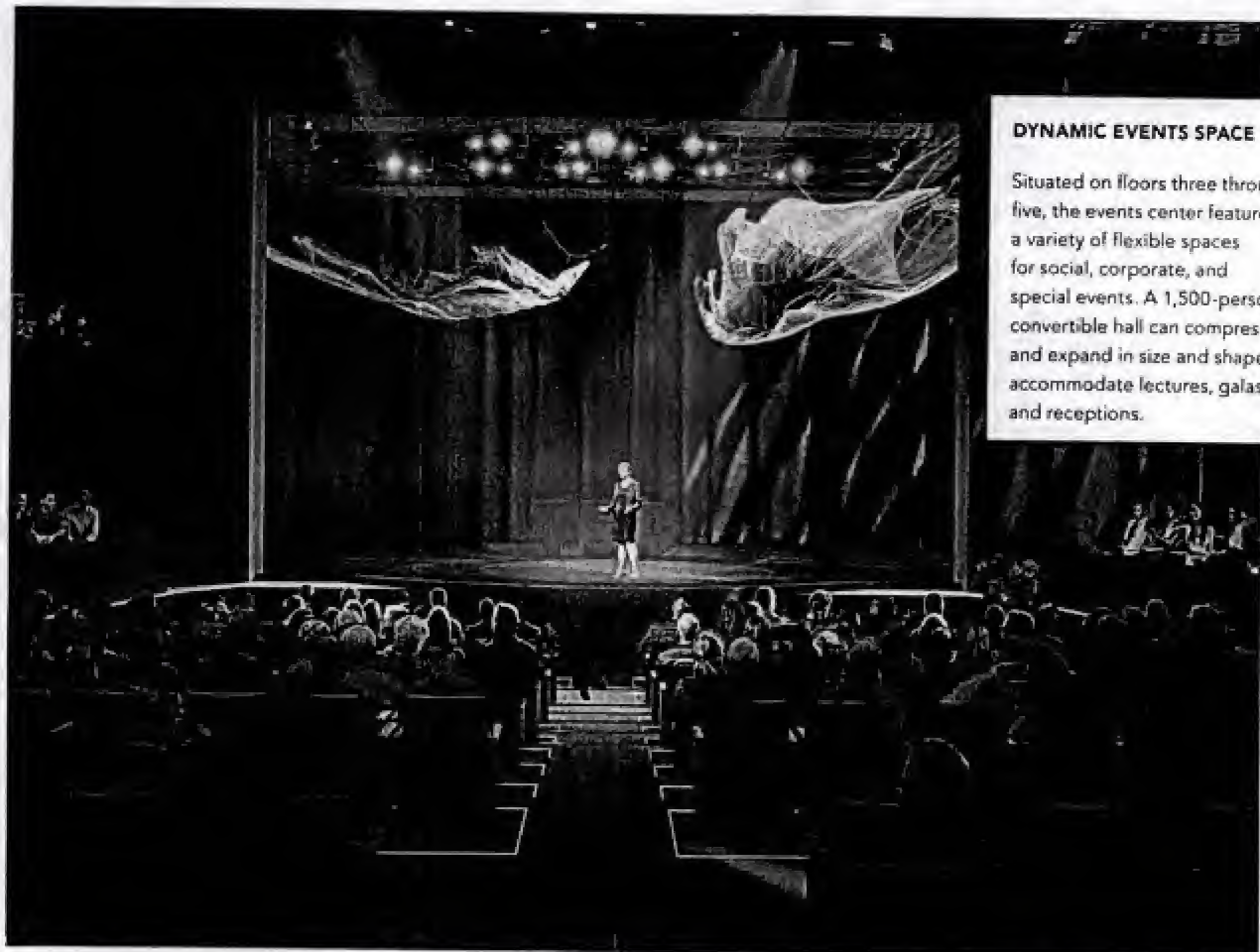
**The Hudson's Site
combines a mix of
innovative programs
that activates
adjacent public
spaces.**





PREMIER DETROIT ADDRESS

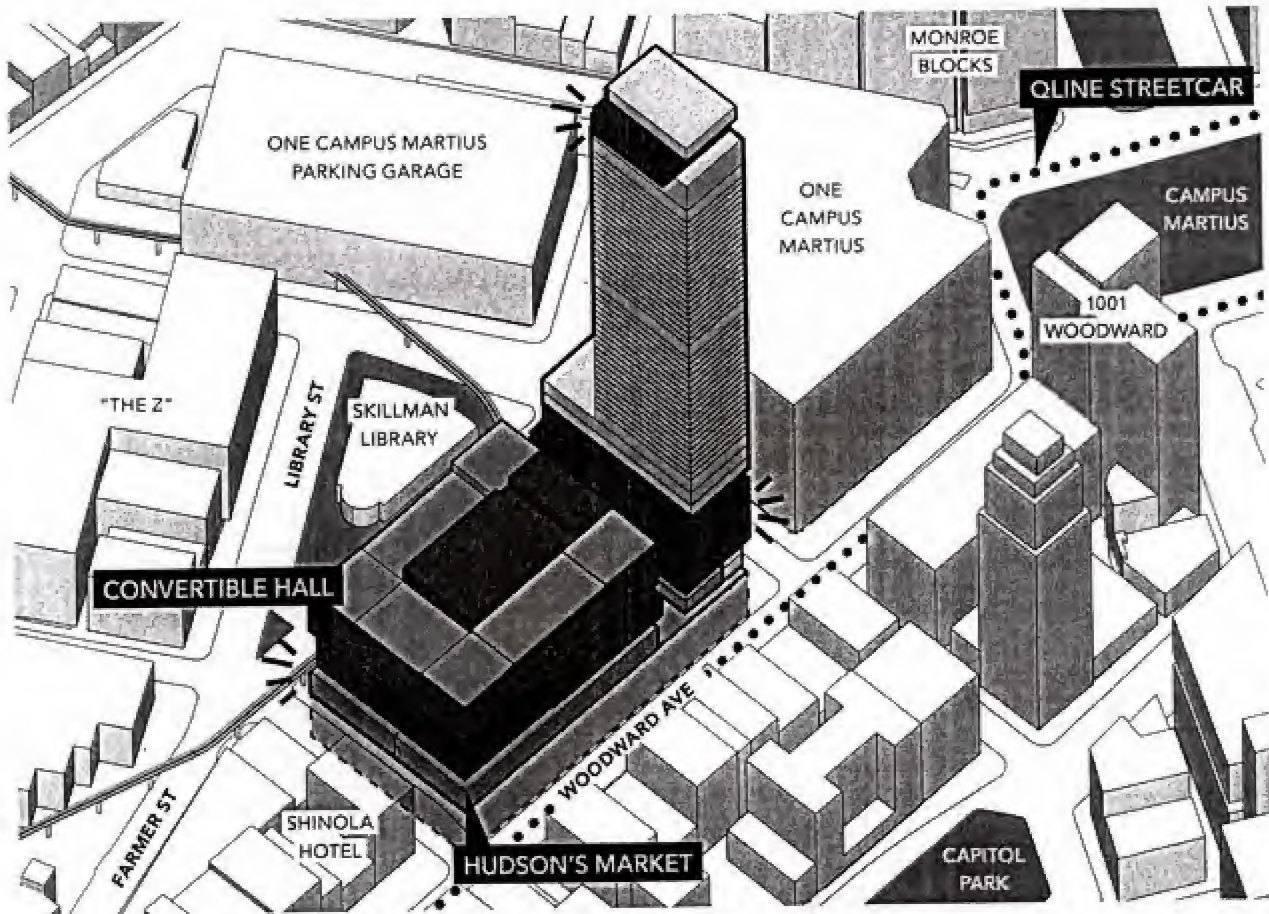
The Hudson's Site will bring a new energy to one of America's most famous streets, Woodward Avenue. New ground floor retail will enliven the area and provide important amenities to Amazon's office space at the Hudson's Site.



DYNAMIC EVENTS SPACE

Situated on floors three through five, the events center features a variety of flexible spaces for social, corporate, and special events. A 1,500-person convertible hall can compress and expand in size and shape to accommodate lectures, galas, and receptions.

HUDSON'S SITE PROGRAMMING



OFFICE	476,000 SF
RESIDENTIAL	330 UNITS
HOTEL	N/A
RETAIL	95,000 SF
CONVERTIBLE HALL	1,500 SEATS
PUBLIC PLAZA/PARK	12,000 SF
PUBLIC ROOFTOP TERRACE	N/A
PRIVATE ROOFTOP TERRACE	37,000 SF
PARKING	700 SPACES

REZONING REQUIREMENTS	No rezoning required. Variances will be sought through the site plan approval process.
INFRASTRUCTURE	All utilities needed to service the development are available and have capacity.
ARCHITECT	SHoP Architects
SUSTAINABILITY STRATEGIES	37,000 square feet green roof; potential to tap into high efficiency district heating and cooling network.
CONTROLLING ENTITY	Bedrock
SPECIAL NOTES	Hudson's Site will be designed to be WELL Certified; new public plaza and sky-bridge connect podium and tower; public observation deck being considered for top of tower.

17

PHASE TWO

HUDSON'S SITE

Once home to the world's second-largest department store, the Hudson's Site will re-emerge as one of the country's premier office, residential, and retail developments.

The Hudson's Site will feature 476,000 square feet of office space designed for a high-performance technology company like Amazon. The office space will feature efficient 50,000 square foot floor plates that ring an atrium ensuring plentiful daylight and visual connections to the shopping and dining complex below. Bedrock is designing the Hudson's Site to be WELL Certified, ensuring Amazon employees will thrive in their workplace.

An events center and a 37,000 square foot outdoor rooftop garden directly connected to the office space will be an amenity for Amazon's employees at the Hudson's Site and elsewhere in downtown Detroit. The events center is currently designed to accommodate a 1,500-person convertible hall for private Amazon use, or for larger gatherings with outside visitors. The rooftop garden will provide a landscaped space for employees to work, entertain, or relax.

Amazon employees will be able to live in a 330-unit luxury residential tower at the Hudson's Site, and patron 95,000 square feet of retail space. This tower will provide spectacular views of the Detroit region, and will have expansive amenities available to residents.

2 ACRES

OF DEVELOPMENT SITES








1 ALLEY

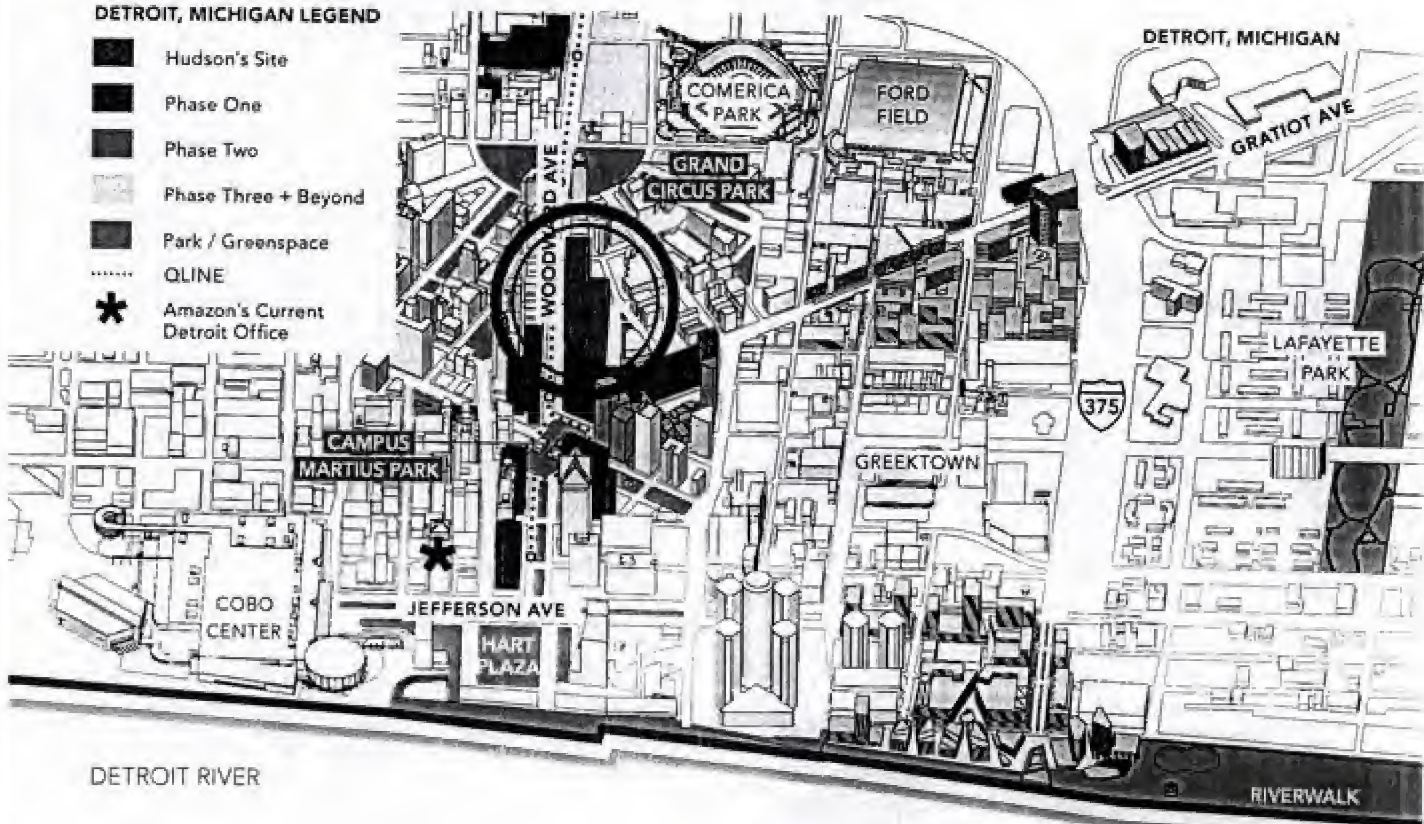
OF ACTIVATED SPACE

2 BLDGS

OF NEW CONSTRUCTION

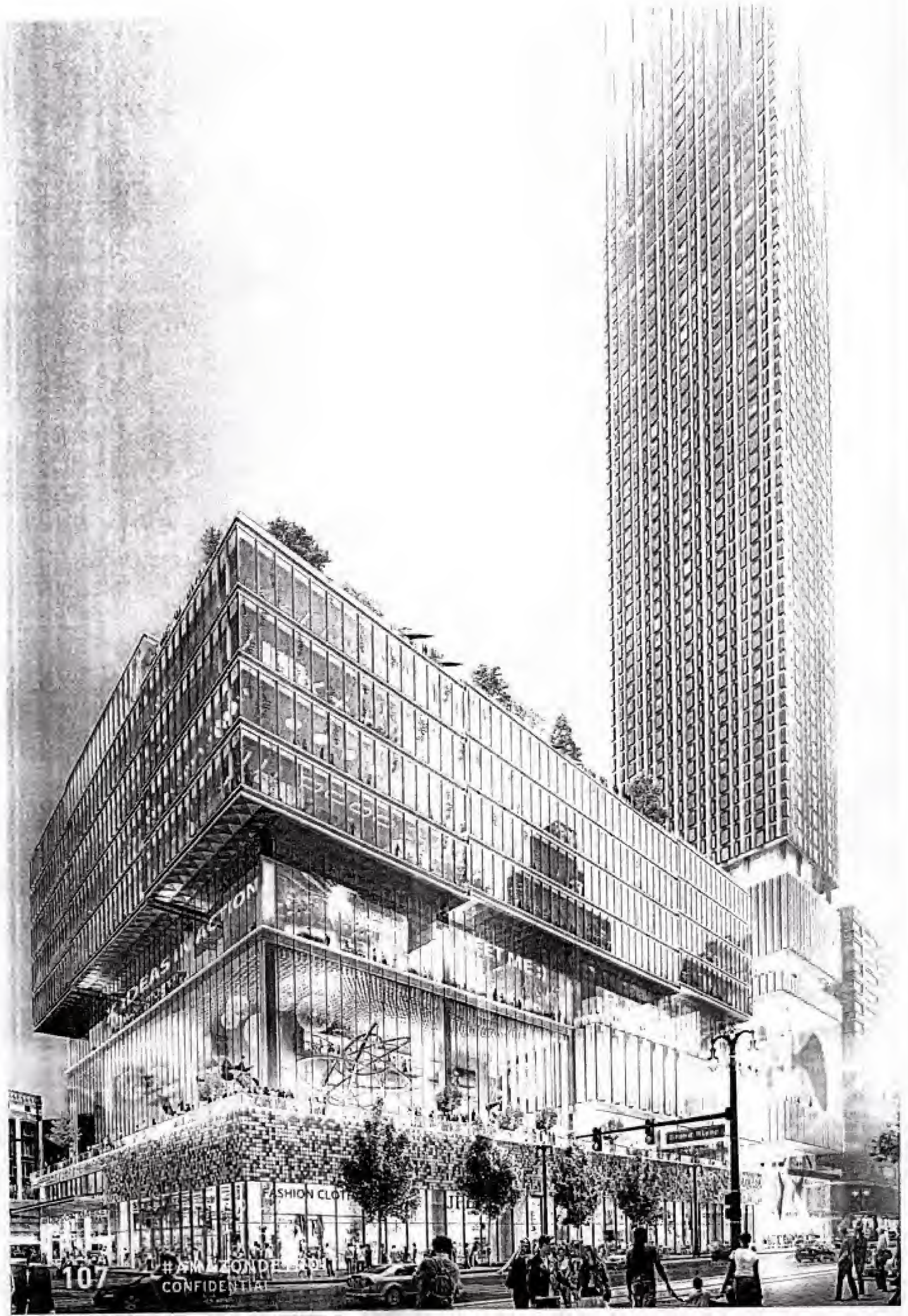
DETROIT, MICHIGAN LEGEND

-  Hudson's Site
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace
-  OLINE
-  Amazon's Current Detroit Office



DETROIT RIVER

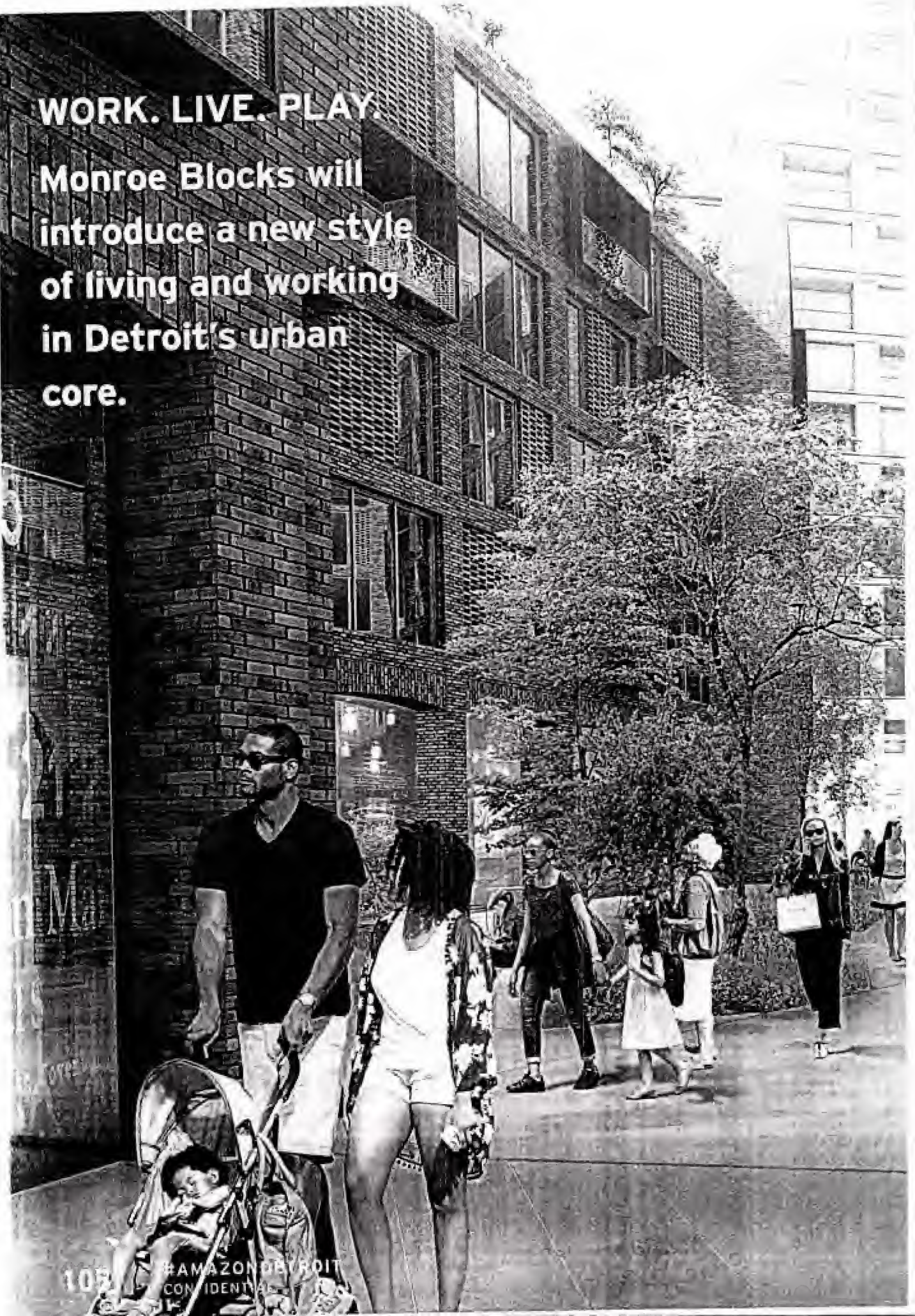
RIVERWALK

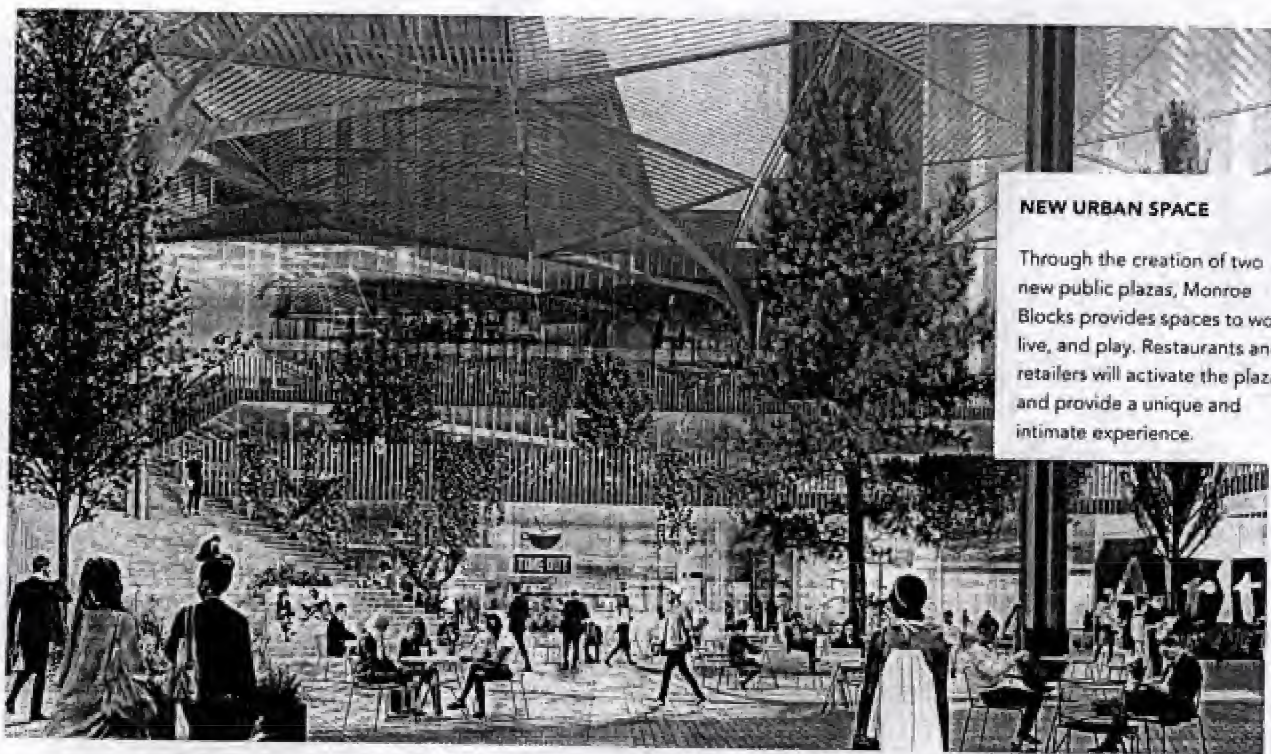




WORK. LIVE. PLAY.

**Monroe Blocks will
introduce a new style
of living and working
in Detroit's urban
core.**





NEW URBAN SPACE

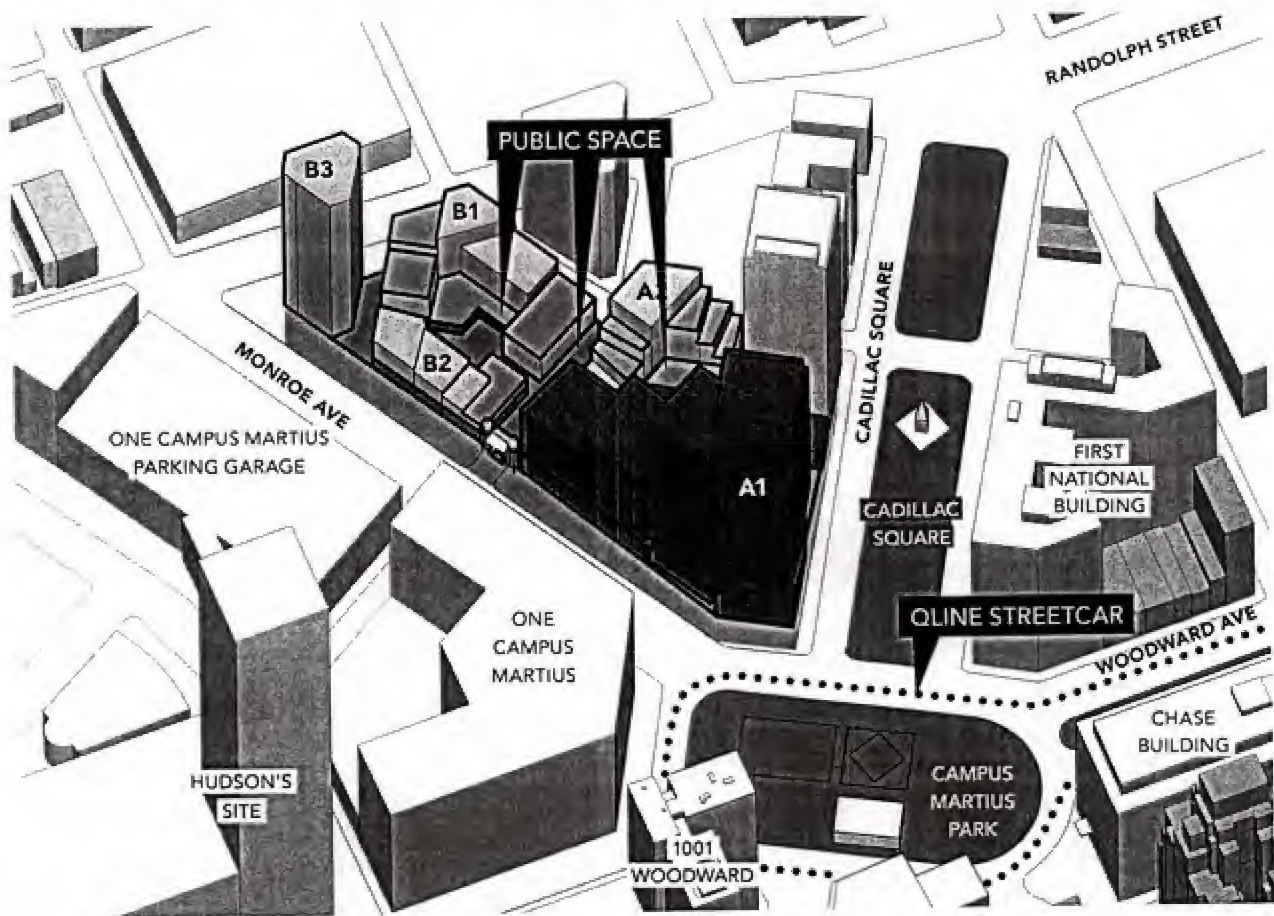
Through the creation of two new public plazas, Monroe Blocks provides spaces to work, live, and play. Restaurants and retailers will activate the plaza and provide a unique and intimate experience.



RESTORATION OF A DETROIT LANDMARK

Monroe Blocks will be symbolized by the restoration of the facade of the National Theatre. The 106-year-old theater facade will be moved to Farmer Street, acting as a gateway into the Monroe Blocks.

MONROE BLOCKS PROGRAMMING



OFFICE	820,000 SF
RESIDENTIAL	480 UNITS
HOTEL	N/A
RETAIL	169,000 SF
CULTURAL AMENITY	N/A
PUBLIC PLAZA/PARK	40,700 SF
PUBLIC ROOFTOP TERRACE	8,100 SF
PRIVATE ROOFTOP TERRACE	2,000 SF
PARKING	1,200 SPACES

REZONING REQUIREMENTS	No rezoning required. Variances required will be sought through the site plan approval process.
INFRASTRUCTURE	All necessary services and capacity available.
ARCHITECT	Schmidt Hammer Lassen
SUSTAINABILITY STRATEGIES	Landscaping to manage stormwater; bike parking; potential to tap into high efficiency district heating and cooling network.
CONTROLLING ENTITY	Bedrock through a term sheet with the Downtown Development Authority.
SPECIAL NOTES	Planned meeting center, rooftop event space.

16

PHASE TWO

MONROE BLOCKS

Located at the center of downtown Detroit, the Monroe Blocks development will deliver a new office tower designed for the next generation of technology companies alongside 480 residential units and one acre of public space. By integrating existing streets into the development, Monroe Blocks will connect parks and neighboring districts. Courtyards located in the center of the office and residential buildings provide gathering spaces, connecting tenants who live and work in the development.

Facing Campus Martius Park, the 35-story office tower at Monroe Blocks will provide 820,000 square feet of Class A office space with floor plates ranging from

10,000 square feet to 45,000 square feet. Tall ceiling heights will maximize exposure to daylight. Office tenants will have direct access to a variety of meeting spaces, restaurants, retail shops, and amenities.

Monroe Blocks will include three floors of underground parking for office tenants and residential tenants.

The four new residential buildings at Monroe Blocks will provide an urban living environment with private amenities. Bedrock is developing Monroe Blocks and can work in partnership with Amazon to create a cost effective and sustainable new building for Amazon in Detroit.

3 ACRES

OF DEVELOPMENT SITES








1 ACRE

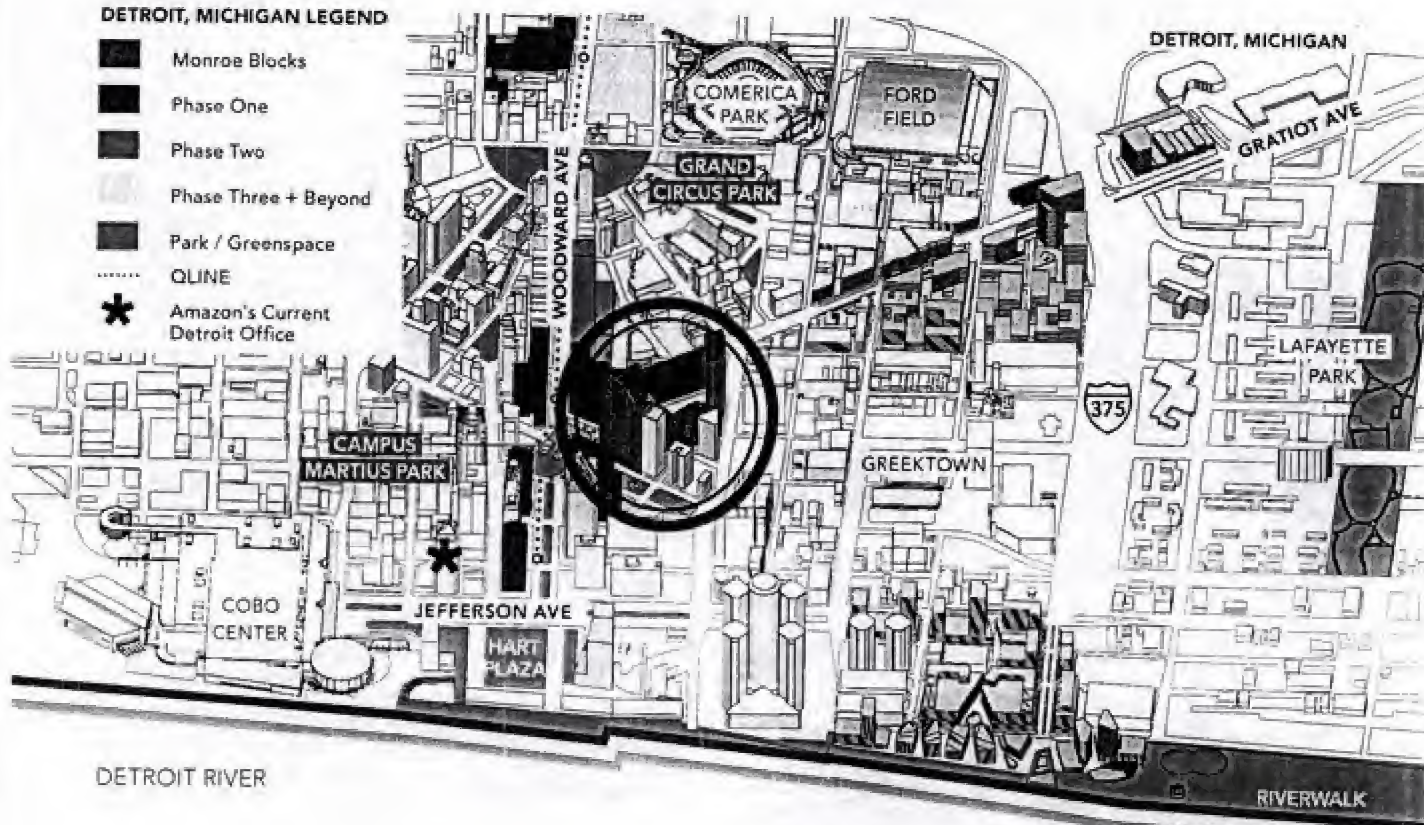
OF PUBLIC SPACE

5 BLDGS

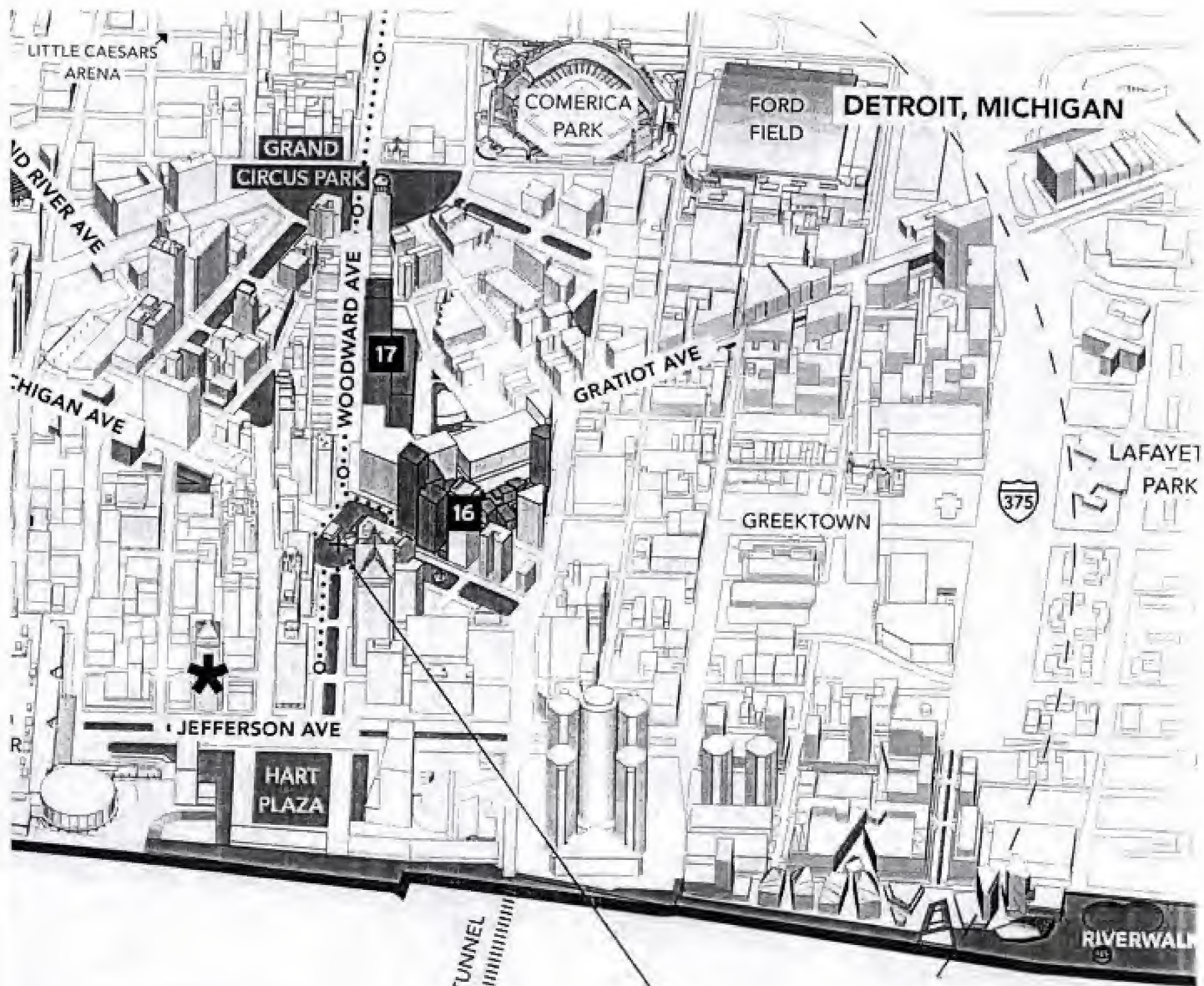
OF NEW CONSTRUCTION

DETROIT, MICHIGAN LEGEND

-  Monroe Blocks
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace
-  QLINE
-  Amazon's Current Detroit Office







DETROIT RIVER

DETROIT-WINDSOR TUNNEL

1/2 MILE



#AMAZONDETROIT

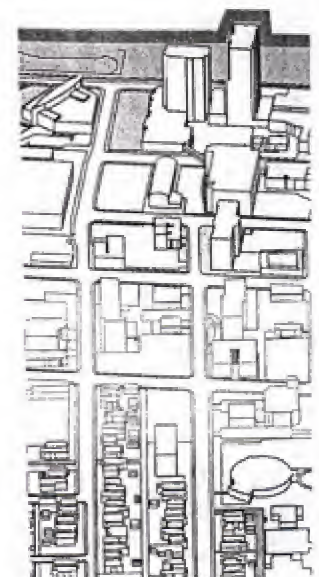
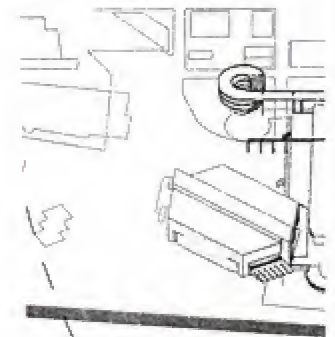
PHASE TWO

Amazon's further expansion in Detroit can be accommodated by two Bedrock developments breaking ground in early 2018. The Hudson's Site and Monroe Blocks projects are mixed-use developments ultimately delivering 1.3 million square feet of world-class office space.

PHASE 2: 2021		OFFICE SF	ACRES
16	Monroe Blocks	820,000 SF	
17	Hudson's Site	476,000 SF	
TOTAL		1,296,000 SF	

LEGEND

- Phase Two
- Park / Greenspace
- QLINE
- Amazon's Current Detroit Office



3

PHASE ONE

PAUL MARTIN BUILDING

The Hon. Paul Martin Sr. Building is a 156,000 square foot Art Deco office building, located on Windsor's downtown spine, Ouellette Avenue. It is adjacent to the Detroit-Windsor Tunnel and within walking distance of Windsor's riverfront promenade. Built in 1933 with an addition completed in 1959, the Hon. Paul Martin Sr. Building used to serve as Windsor's main post office. It is now only partially occupied and underwent a complete façade rehabilitation earlier this year. Architectural features include limestone walls, giant fluted pilasters, plaster ceilings and terrazzo floors. While this structure is designated as a Federal Heritage Building, the majority of the interiors could be substantially redesigned. The property features truck access in the basement and a surface lot for small truck staging and parking.

The Government of Canada will be vacating the property, and the property will then transfer to the City of Windsor in 2018. Following the transfer, the property could be made available to Amazon.

AREA FOR AMAZON

156,000 square feet available to Amazon in 2019.

TYPICAL FLOOR PLATE SIZE

31,000 square feet






AMENITIES

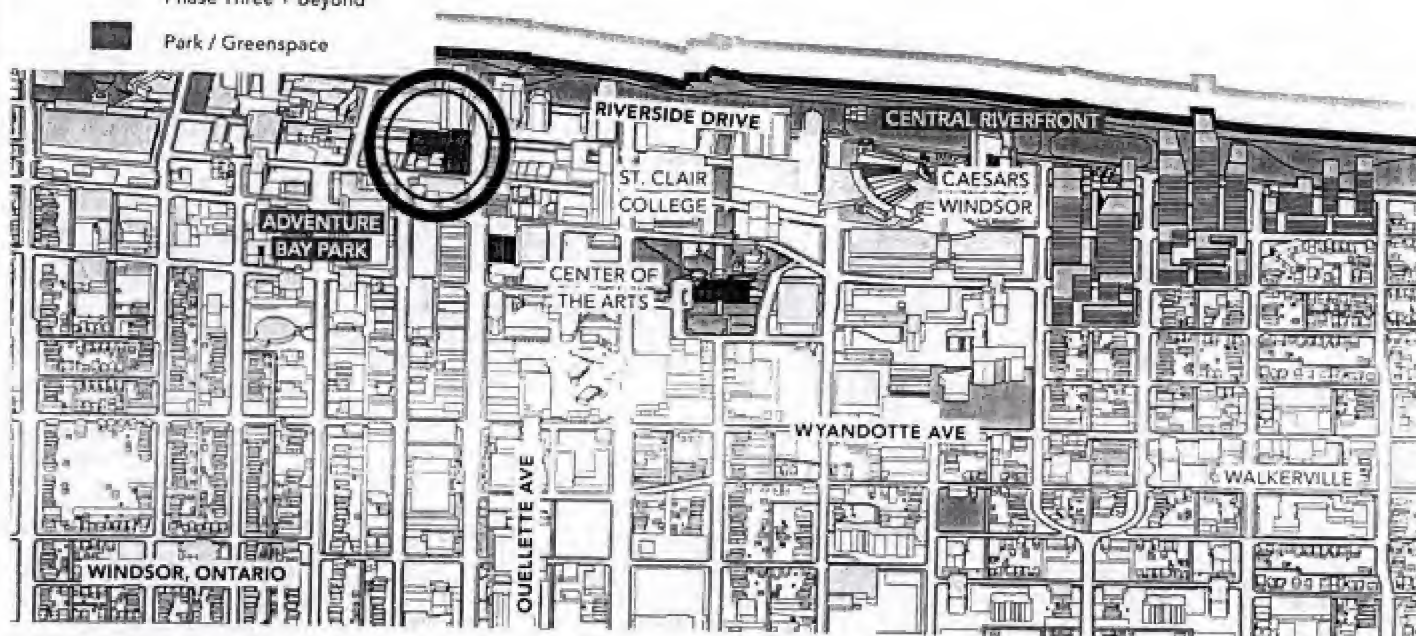
Loading dock on side of building with basement truck access.

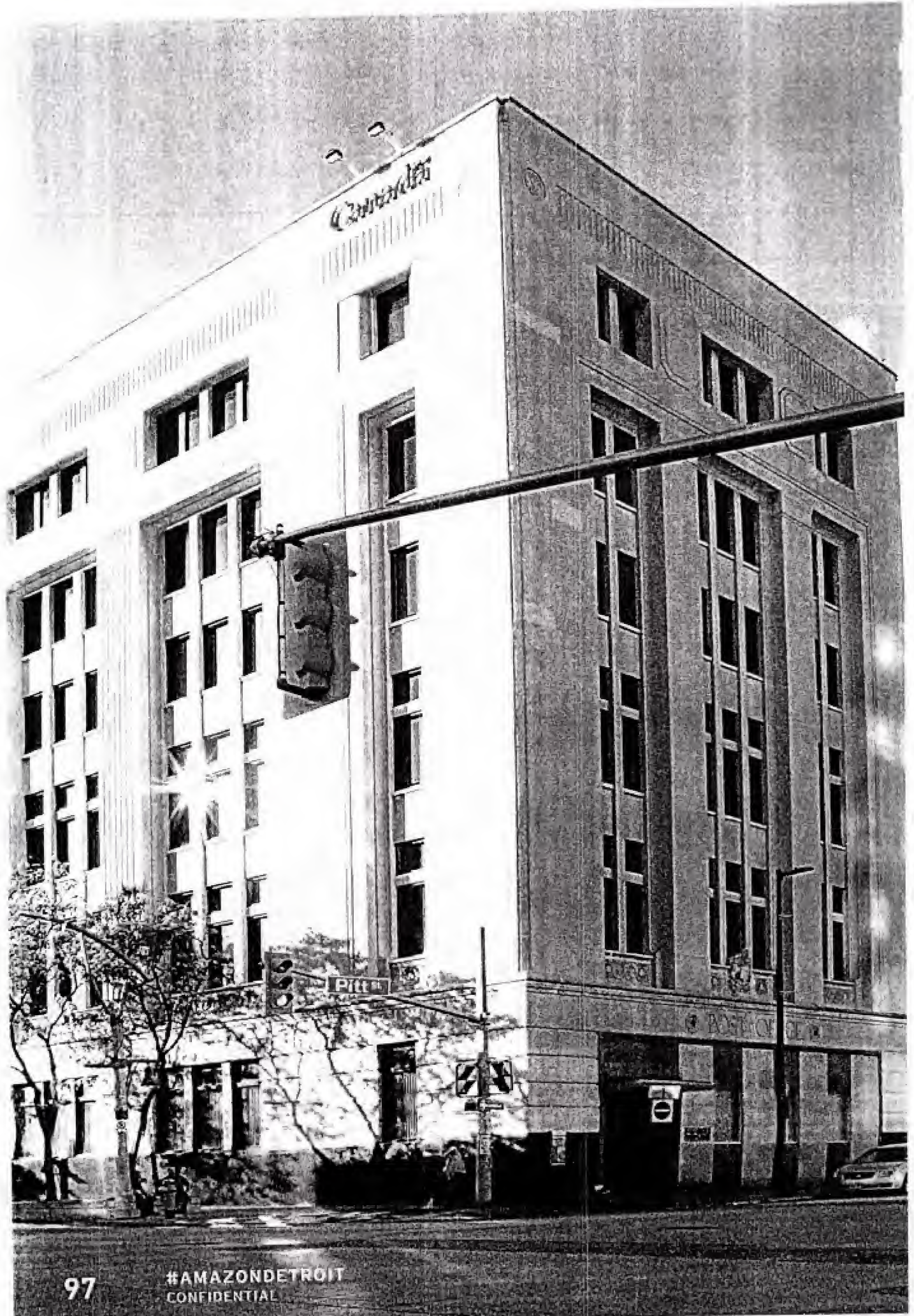
OWNER

Government of Canada, with transfer to City of Windsor in Spring 2018.

WINDSOR, ONTARIO LEGEND

-  Hon. Paul Martin Sr. Building
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace





2

PHASE ONE

CHASE TOWER

This 14-story tower fronts Campus Martius Park and is currently being renovated to allow for ground-floor retail. The building is primarily occupied by Quicken Loans serving as the company's base of operations for mortgage origination. The large 36,000 square foot floor plates afford a high density office configuration. A glass enclosed studio in the lobby houses WXYZ-TV and a Woodward Avenue terrace with inviting seating and dining tables encourages employees and pedestrians to sit and enjoy the area. Built in 1959 and completely remodeled in 2011, this landmark office tower offers 373,000 rentable square feet and an eighth floor cafeteria to Amazon in 2019.

AREA FOR AMAZON

373,500 square feet available to Amazon in 2019.

TYPICAL FLOOR PLATE SIZE

36,000 square feet








AMENITIES

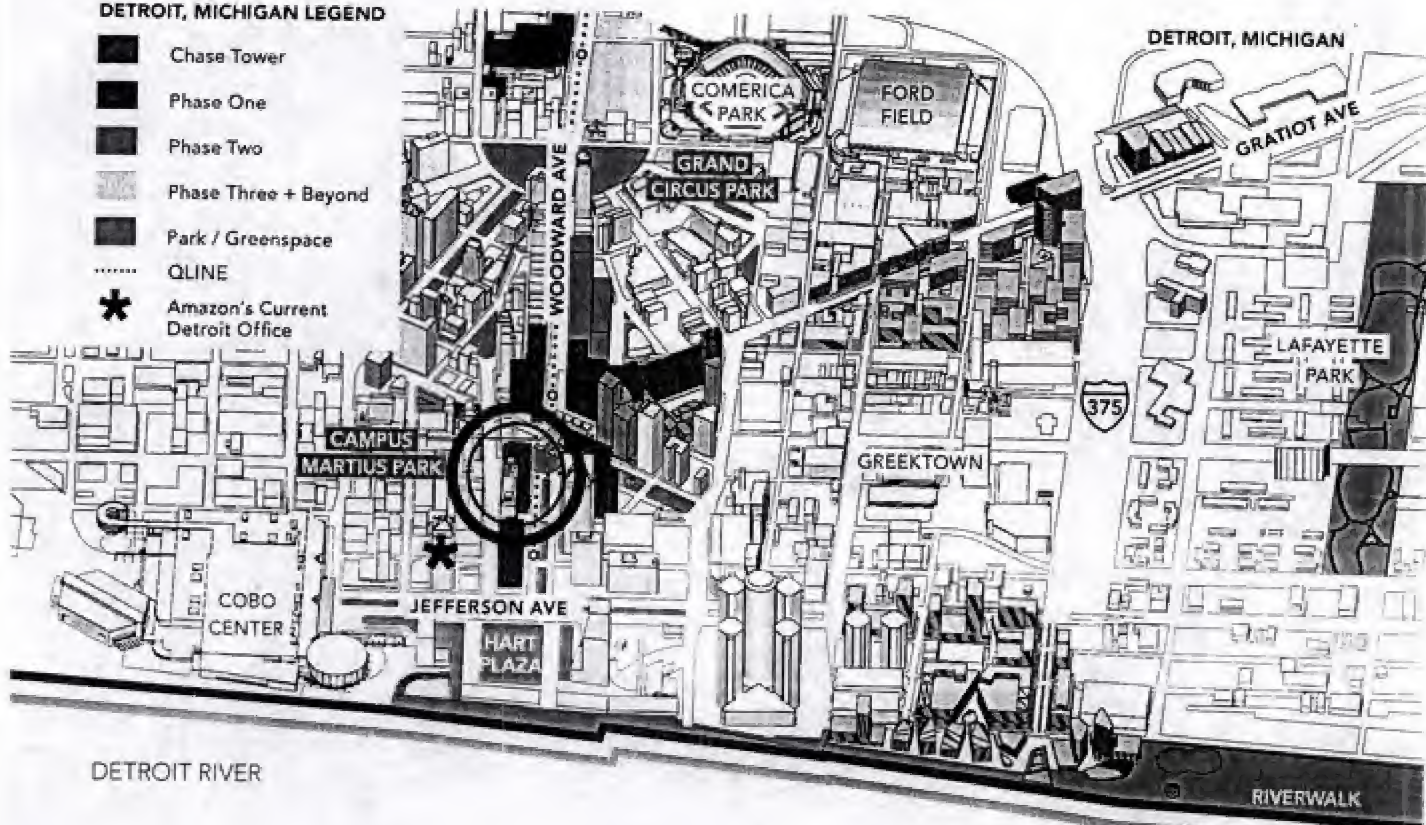
Cafeteria; street-level outdoor seating and dining terrace with ground floor retail starting in 2019.

OWNER

Bedrock

DETROIT, MICHIGAN LEGEND

-  Chase Tower
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace
-  QLINE
-  Amazon's Current Detroit Office





1

PHASE ONE

ONE CAMPUS MARTIUS

Built in 2003, this 16-story, nearly 1 million square foot landmark office tower overlooks the beautiful Campus Martius Park. A 10-story parking garage with approximately 2,700 parking spaces (500 of which are underground) is adjacent to the office building and connected by sky-bridge. A glass atrium with a 14-story water sculpture welcomes workers and visitors. The property includes a fitness center with full-size basketball court, a daycare facility, eight restaurants, and a variety of retailers.

A 315,000 square foot expansion of the building is scheduled to commence in early 2018, resulting in over one million square feet of space available to Amazon. The expansion project will result in expansive 100,100 square foot floor plates upon completion.

AREA FOR AMAZON

1,011,700 square feet of office space available to Amazon in 2019.

TYPICAL FLOOR PLATE SIZE

100,100 square feet, upon completion of expansion project.








AMENITIES

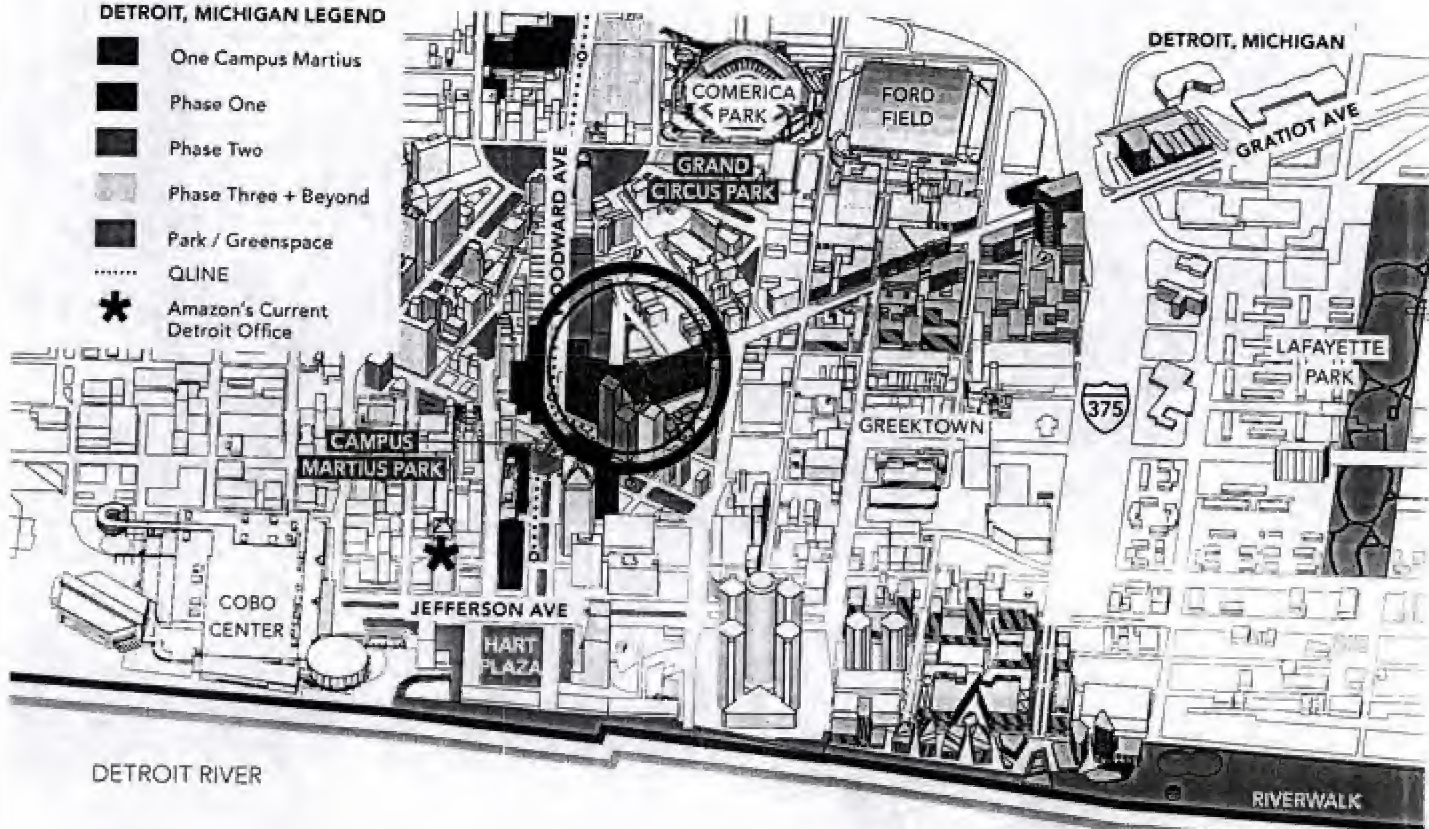
Ground-floor retail and food & beverage options; 2nd level cafeteria, fitness center, daycare facility, restaurants and retail; integrated parking garage, and a rooftop greenhouse upon expansion.

OWNER

Bedrock

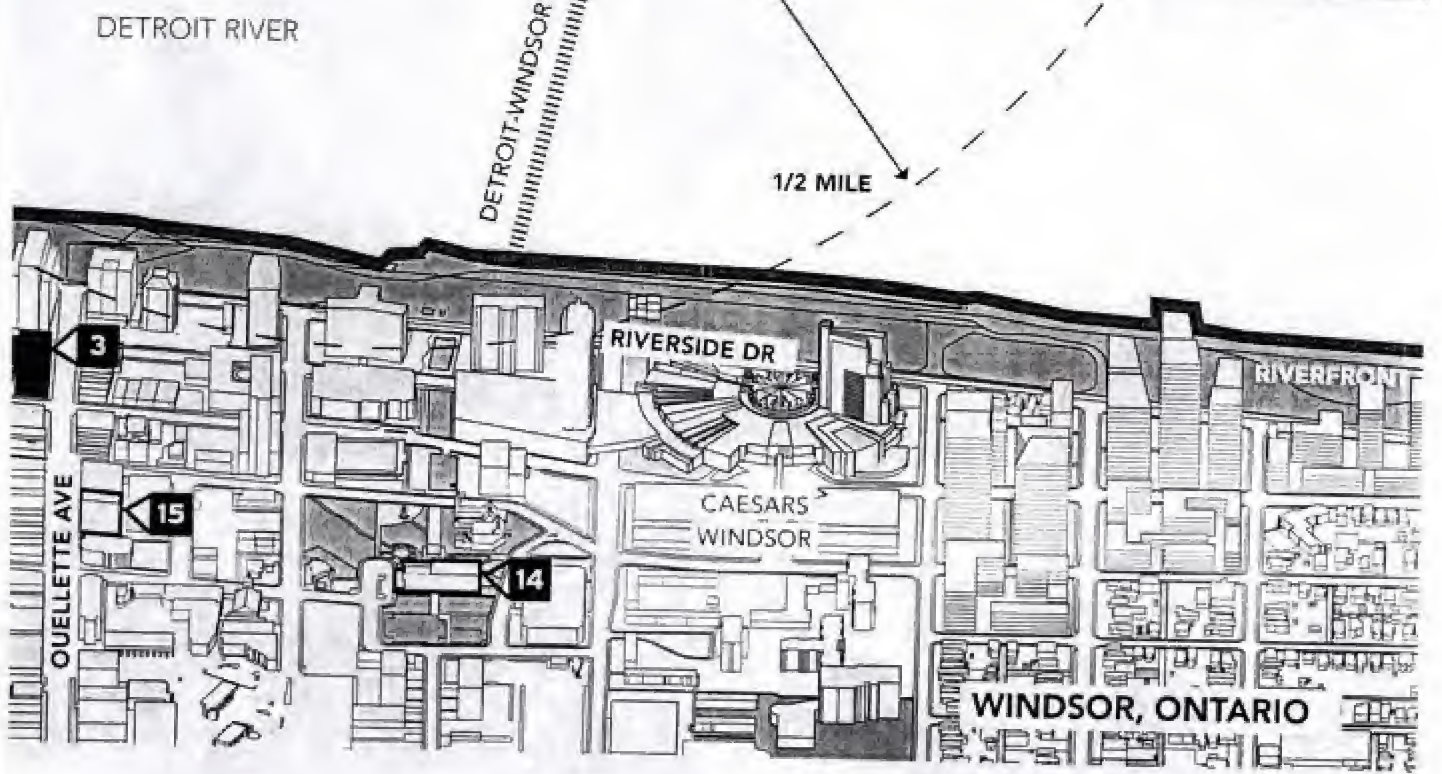
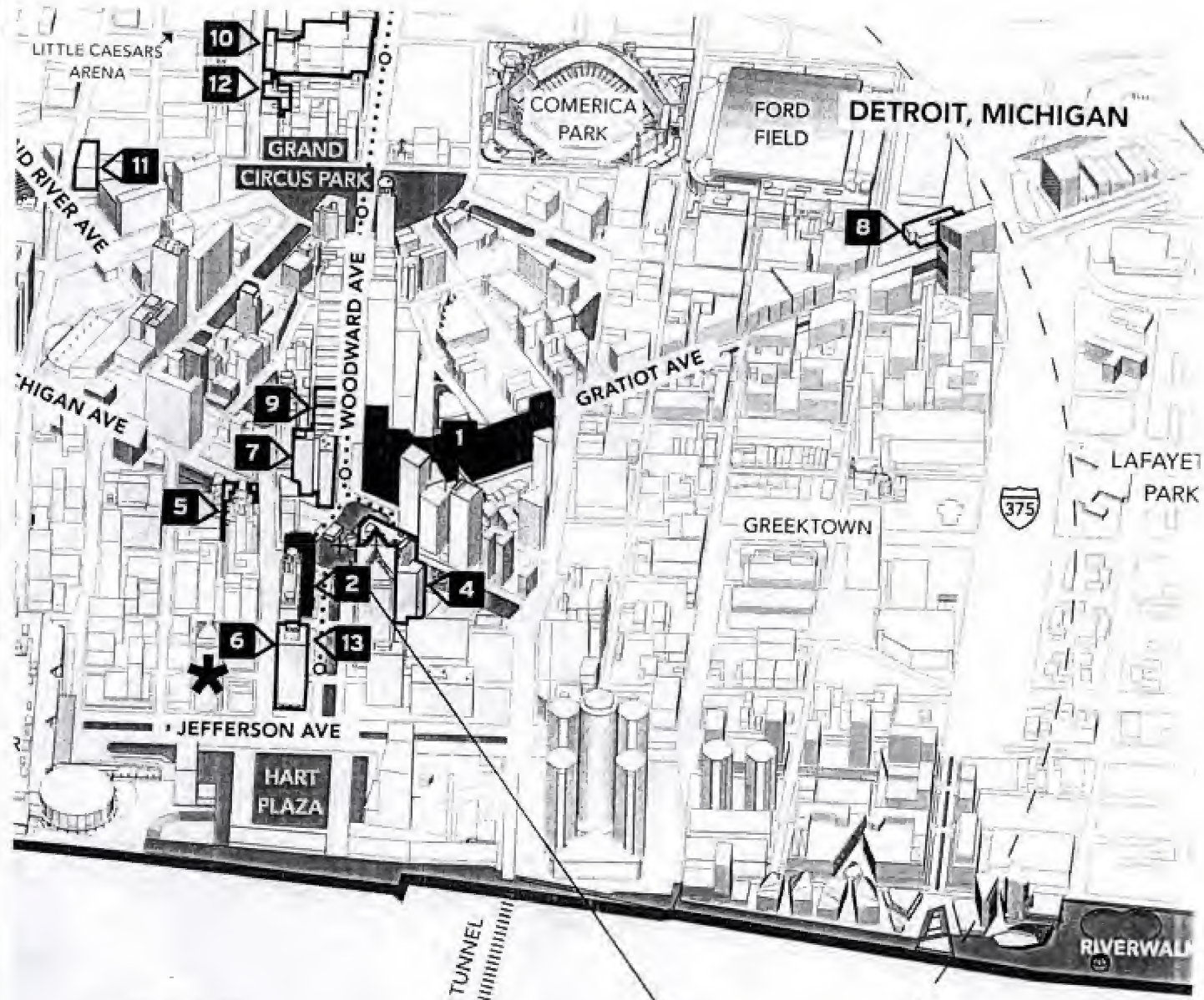
DETROIT, MICHIGAN LEGEND

-  One Campus Martius
-  Phase One
-  Phase Two
-  Phase Three + Beyond
-  Park / Greenspace
-  QLINE
-  Amazon's Current Detroit Office





AMAZON DETROIT
CONFIDENTIAL

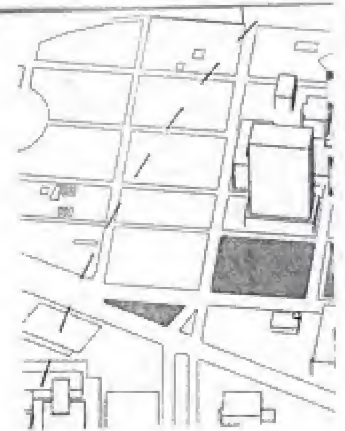


#AMAZONDETROIT

PHASE ONE

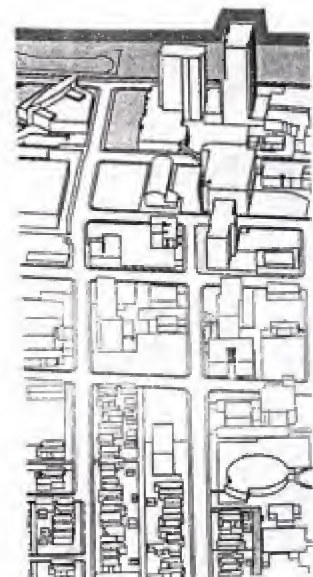
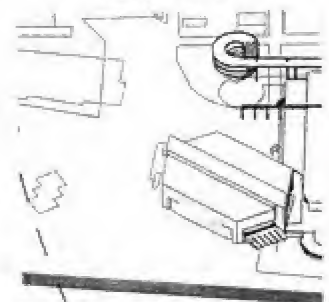
Phase One options available to Amazon include 2.9 million square feet of beautifully renovated Class A space in Detroit and 350,000 SF in Windsor. A majority of the proposed Phase One properties in Detroit are owned by Bedrock and can be made available to Amazon because they are primarily occupied by Dan Gilbert's Family of Companies.

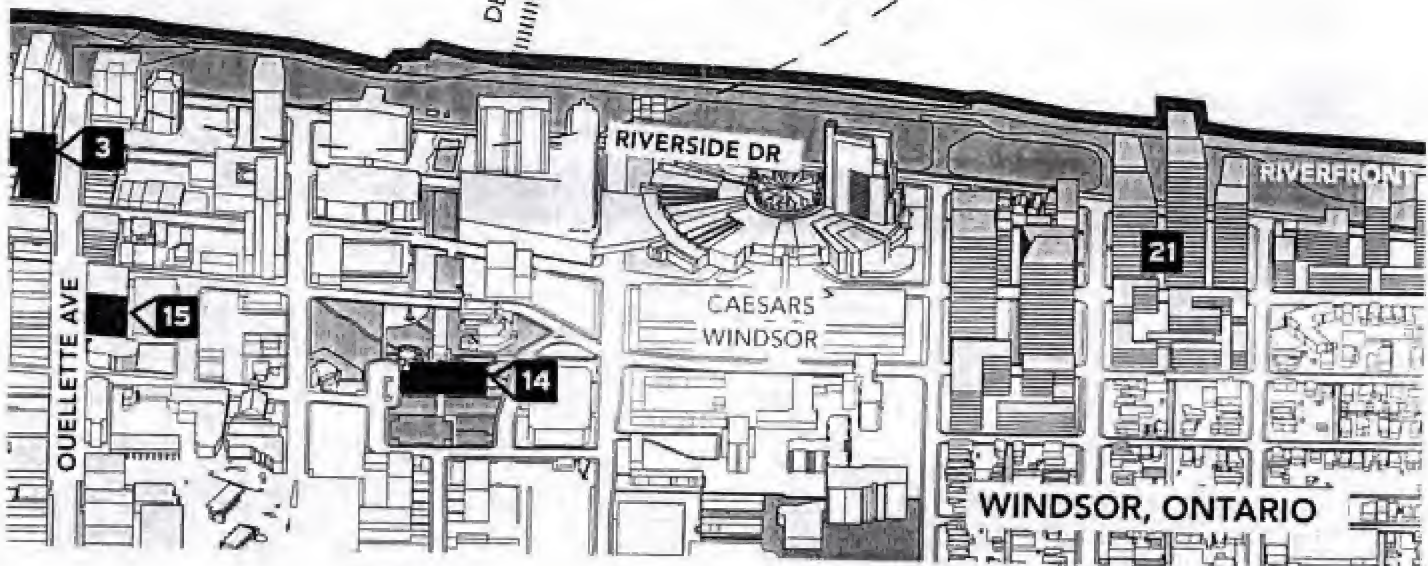
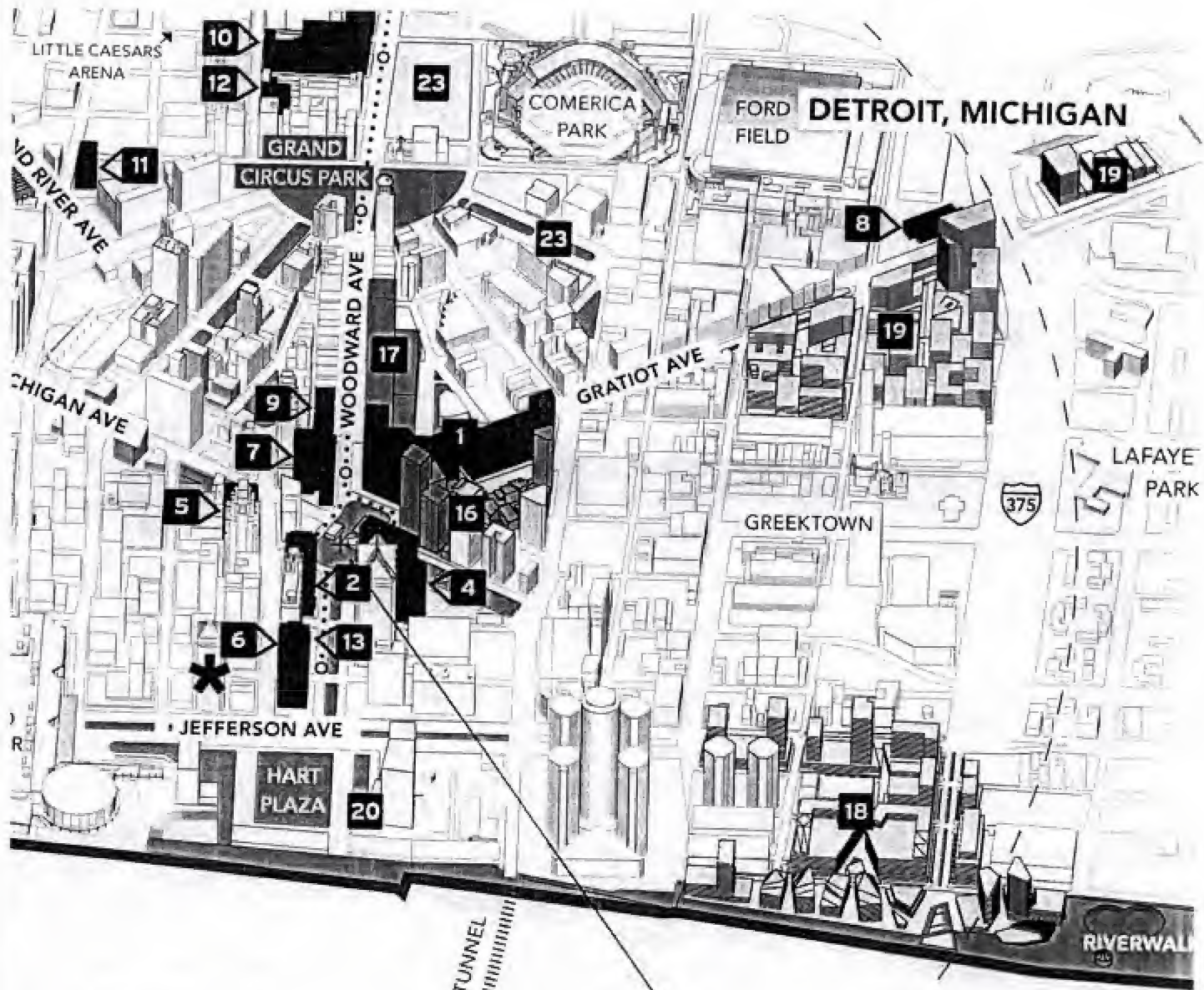
PHASE 1: 2019		OFFICE SF	ACRES
1	One Campus Martius (OCM)	1,011,700 SF	
2	Chase Tower	373,500 SF	
3	Paul Martin Sr. Building	156,500 SF	
4	First National Building	527,300 SF	
5	Chrysler House	225,600 SF	
6	One Woodward	191,000 SF	
7	1001 Woodward	114,200 SF	
8	1900 St. Antoine	95,800 SF	
9	1201 & 1217 Woodward	93,500 SF	
10	Fox Theatre Office Building	90,000 SF	
11	1922 Cass	75,000 SF	
12	2110 Park Avenue	62,000 SF	
13	511 Woodward	27,700 SF	
14	Windsor City Hall	120,000 SF	
15	Canada Building	75,000 SF	
Illustrative Properties Total		1,541,700 SF	
Alternative Properties Total		1,697,100 SF	
TOTAL		3,238,800 SF	N/A



LEGEND

- Phase One
- Phase One Alternative Options
- Park / Greenspace
- QLINE
- * Amazon's Current Detroit Office





#AMAZONDETROIT

PHASING

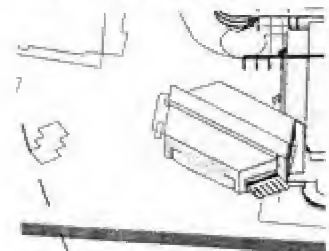
To meet its projected growth trajectory, Amazon may choose from 3.2 million square feet in existing buildings (Phase 1), 1.3 million in development projects underway (Phase 2) and 91 acres of developable land (Phase 3 and beyond) in Detroit and Windsor.

PHASE 1: 2019		OFFICE SF	ACRES
3,238,700 SF	1	One Campus Martius (OCM)	1,011,700 SF
	2	Chase Tower	373,500 SF
	3	Paul Martin Sr. Building	156,500 SF
	4	First National Building	527,300 SF
	5	Chrysler House	225,600 SF
	6	One Woodward	191,000 SF
	7	1001 Woodward	114,200 SF
	8	1900 St. Antoine	95,800 SF
	9	1201 & 1217 Woodward	93,500 SF
	10	Fox Theatre Office Building	90,000 SF
	11	1922 Cass	75,000 SF
	12	2110 Park Avenue	62,000 SF
	13	511 Woodward	27,700 SF
	14	Windsor City Hall	120,000 SF
	15	Canada Building	75,000 SF
PHASE 2: 2021			
1,296,000 SF	16	Monroe Blocks	820,000 SF
	17	Hudson's Site	476,000 SF
PHASE 3 AND BEYOND: 2027			
6,475,000 SF	18	Rivereast	2,100,000 SF 28.4 ACRES
	19	Gratiot Sites	3,100,000 SF 22.8 ACRES
	20	Ford Auditorium	275,000 SF 1 ACRES
	21	Windsor Rivereast	1,000,000 SF 19.8 ACRES
	22	Dequindre East (Not Shown)	TBD 8 ACRES
	23	The District Sites	TBD 11.2 ACRES
TOTAL		11,009,700 SF	91.2 ACRES



LEGEND

- Phase One
- Phase Two
- Phase Three + Beyond
- Park / Greenspace
- QLINE
- * Amazon's Current Detroit Office



LITTLE CAESARS
ARENA

23

WOODWARD AVE

10

12

23

23

COMERICA
PARK

FORD
FIELD

75

19

GRATIOT AVE

19

LAFAYETTE
PARK

17

9

7

16

2

13

6

AMAZON'S
CURRENT
DETROIT
OFFICE

4

JEFFERSON AVE

18

22

EAST RIVERFRONT

1/2 MILE

DETROIT-WINDSOR TUNNEL

1 MILE

RIVERSIDE DR

CAESARS
WINDSOR

21

15

14

QUELLETTE AVE

WYANDOTTE ST

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CONFIDENTIAL

#AMAZONDETROIT

INVENTORY

In combination, Detroit and Windsor offer Amazon a deep inventory of real estate assets to craft its path of growth for HQ2 including: iconic existing buildings, developments underway, and prime land parcels all located in the heart of downtown.

PHASE 1: 2019

- 1 One Campus Martius (OCM)
- 2 Chase Tower
- 3 Paul Martin Sr. Building
- 4 First National Building
- 5 Chrysler House
- 6 One Woodward
- 7 1001 Woodward
- 8 1900 St. Antoine
- 9 1201 & 1217 Woodward
- 10 Fox Theatre Office Building
- 11 1922 Cass
- 12 2110 Park Avenue
- 13 511 Woodward
- 14 Windsor City Hall
- 15 Canada Building

PHASE 2: 2021

- 16 Monroe Blocks
- 17 Hudson's Site

PHASE 3 AND BEYOND: 2027

- 18 Rivereast
- 19 Gratiot Sites
- 20 Ford Auditorium
- 21 Windsor Rivereast
- 22 Dequindre East
- 23 The District Sites



2019

PHASE ONE

2021

PHASE TWO

3.2 MILLION SQ FT

1.3 MILLION SQ FT

4.5 MILLION SQ FT TOTAL FOR PHASE ONE + TWO



2027

PHASE THREE (POTENTIAL PATHWAYS TO 8 M SQ FT)

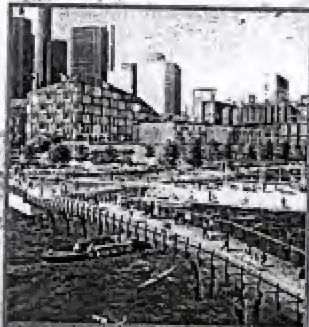


2.1M SQ FT

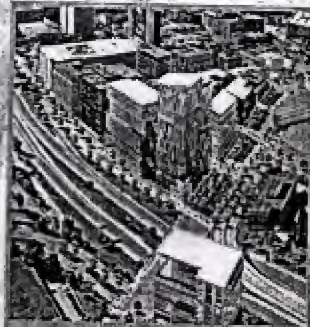
3.1M SQ FT

275K SQ FT

1M SQ FT



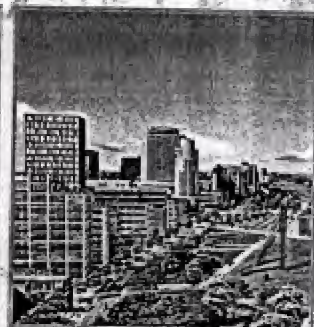
RIVEREAST



GRATIOT SITES



FORD
AUDITORIUM



WINDSOR
RIVEREAST



OVER 8 MILLION SQ FT

#AMAZONDETROIT

FLEXIBLE FRAMEWORK

Detroit offers Amazon the ability to build a concentrated campus in the heart of a major American city.

A robust inventory of prime real estate in Detroit will allow Amazon to craft a flexible HQ2 solution in the heart of a major American city. The sites made available to Amazon are not just near or adjacent to downtown, they constitute the very center of the central business district. The proposed sites include 3.2 million square feet in existing buildings, 1.3 million square feet in underway development projects, and 91 acres of development sites (71 in the U.S. and 20 in Canada) that can be expeditiously planned and permitted to meet Amazon's most aggressive timetable.

PHASE ONE

To meet its initial space needs, Amazon can choose from over 2.9 million square feet of Class A space primarily owned by Bedrock or Olympia Development. As an example, One Campus Martius and Chase Tower are two buildings that offer Amazon more than 1.5 million square feet for immediate use in 2019. Bedrock is able to relocate tenants in these buildings to fulfill Amazon's Phase One needs because both are occupied by Dan Gilbert's Family of Companies (FOC). The two buildings are adjacent to Campus Martius Park, a beautiful and popular public space considered the center of Detroit's downtown. In addition, Windsor offers over 350,000 square feet directly across the Detroit River accessible by a short commute through the Detroit-Windsor Tunnel.

PHASE TWO

To accommodate its Phase Two expansion needs, Amazon can occupy two world-class developments breaking ground in early 2018. The Hudson's Site and Monroe Block developments are two mixed-use projects that together will deliver 1.3 million square feet

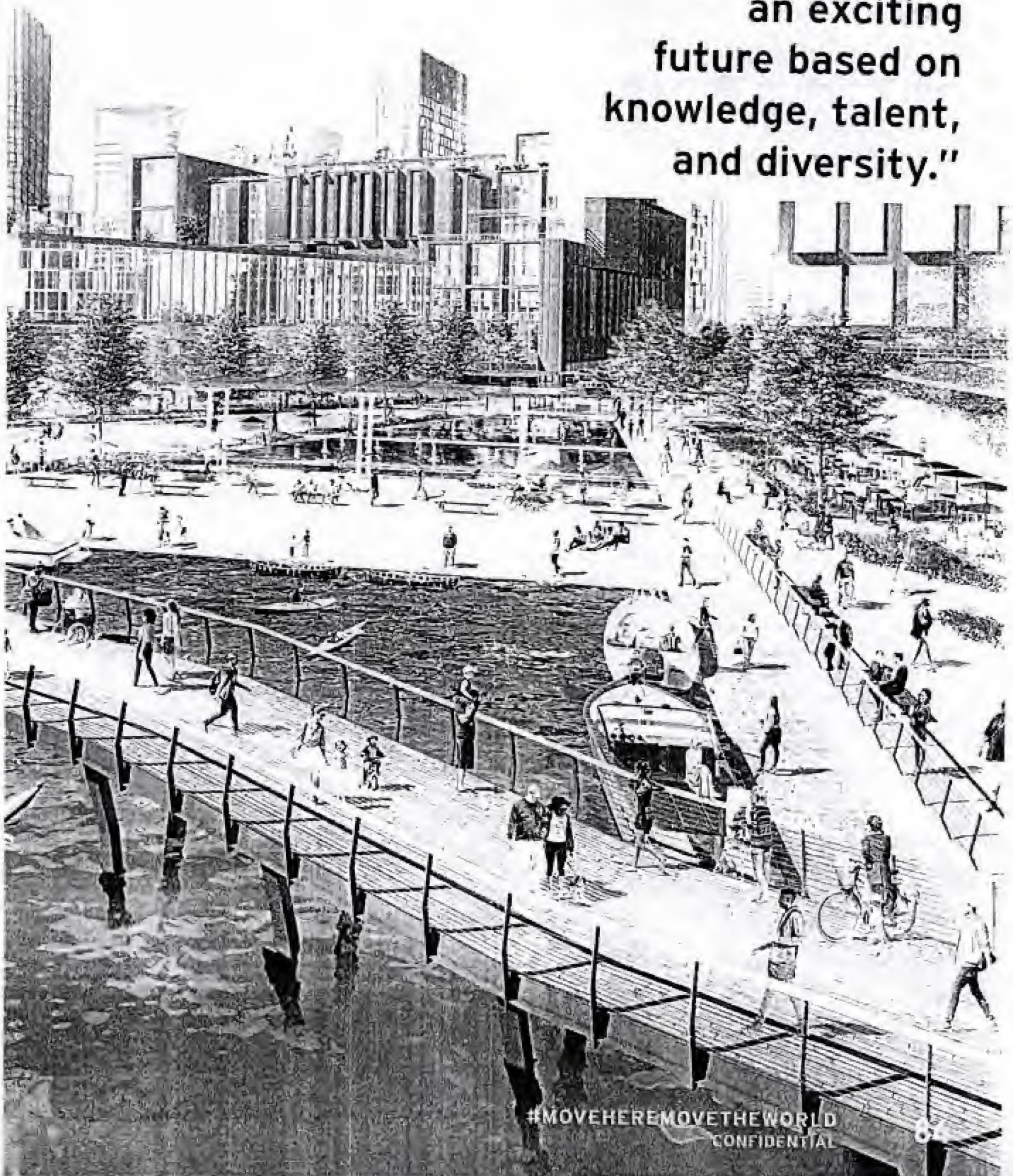
of office space. These projects are specifically designed to appeal to technology companies with floor plates as large as 45,000 square feet. These projects include 800 residential units, 260,000 square feet of retail space and are adjacent to the Phase One properties, resulting in a highly concentrated Amazon campus. With development, planning and design under way, these sites meet Phase Two requirements and the timing of Amazon's growth trajectory.

PHASE THREE AND BEYOND

Amazon can choose from several sites totaling 91 acres all within an approximately 10-15 minute walking distance of the Phase One and Phase Two properties. The development sites offer multiple options providing Amazon flexibility to construct an array of buildings in order to achieve 8 million square feet by 2027 and additional space beyond. All development sites can, at Amazon's choosing, offer mixed-use opportunities, and provide flexibility to adapt to changing business needs and the preferences of Amazon employees. Windsor also offers 20 acres of waterfront sites for development.

Detroit's real estate proposal offers a very short time to operations for Phase One and Phase Two by use of meticulously restored and modernized existing buildings and development projects that will begin construction in early 2018. The sites proposed for Phase Three and beyond can commence development planning as soon as Amazon chooses. In addition to the downtown assets, Detroit and the region offer a host of other sites for Amazon's needs. Bedrock, Olympia Development, the City of Detroit, the City of Windsor, Wayne County, and the State of Michigan will provide a concierge team of senior executives dedicated to facilitating Amazon's developments.

**"Detroit, perhaps
more than any
US city, promises
an exciting
future based on
knowledge, talent,
and diversity."**



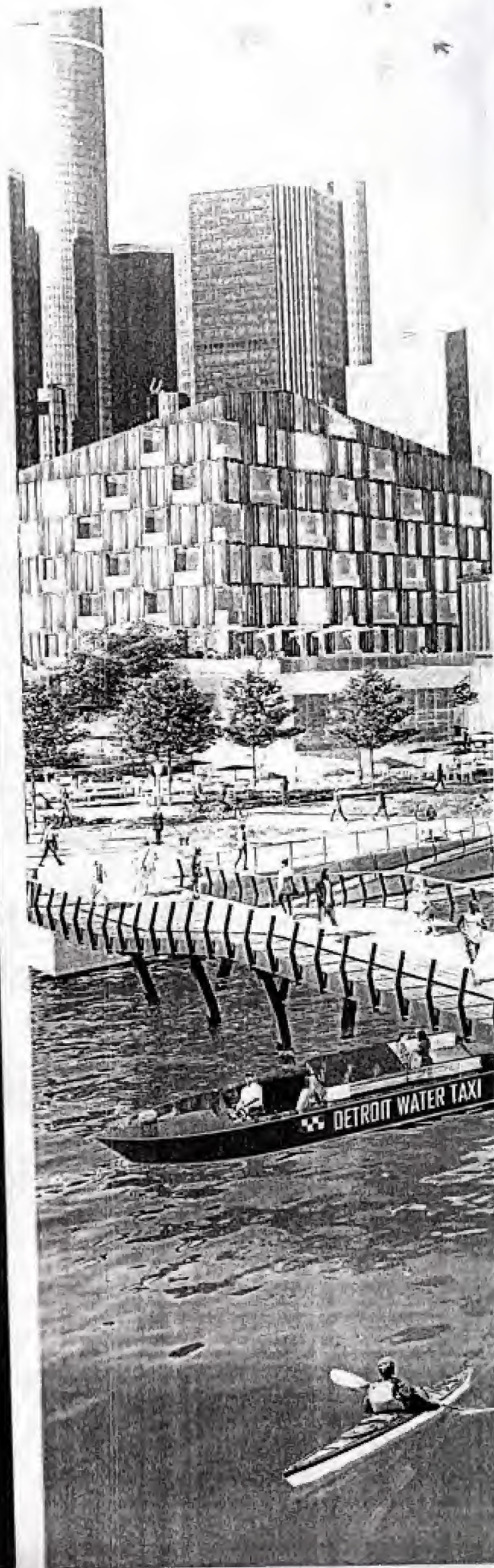
#AMAZON DETROIT

DETROIT IS A FUTURE CITY

MARTHA THORNE

Dean, IE School of Architecture and Design
Executive Director, Pritzker Architecture Prize

"Detroit, perhaps more than any US city, promises an exciting future based on knowledge, talent, and diversity. The city and its residents share an ambitious vision for the city. It is a place where the best is yet to come, and this will be the result of multiple hands, minds, and voices all working together. Detroit is where the unique, the sustainable, and the beautiful are more than possible, they are probable. On my recent visit to Detroit, I could feel the energy and enthusiasm from residents and visitors alike. Because of so many factors - cultural and leisure infrastructure, nature within the urban setting and close by, a commitment to design, and outstanding educational institutions - Detroit assures great things for those who choose to make it their home."



Detroit affords Amazon multiple pathways to 8 million square feet through a selection of beautiful renovated buildings, state-of-the-art office space currently under development and large-scale development sites, all located downtown within a short walking distance of each other. The sites are primarily controlled by five separate entities and their affiliates - Bedrock, Olympia Development, the City of Detroit, the City of Windsor, and Wayne County - willing to work collaboratively to support Amazon's needs. Windsor also offers numerous sites with a mixture of existing buildings and new development sites within close proximity of Detroit. In combination, Detroit and Windsor offer Amazon an international urban campus opportunity unmatched by any other city in North America.

#AMAZONDETROIT REAL ESTATE, ➤



DETROIT'S URBAN CORE PARKS

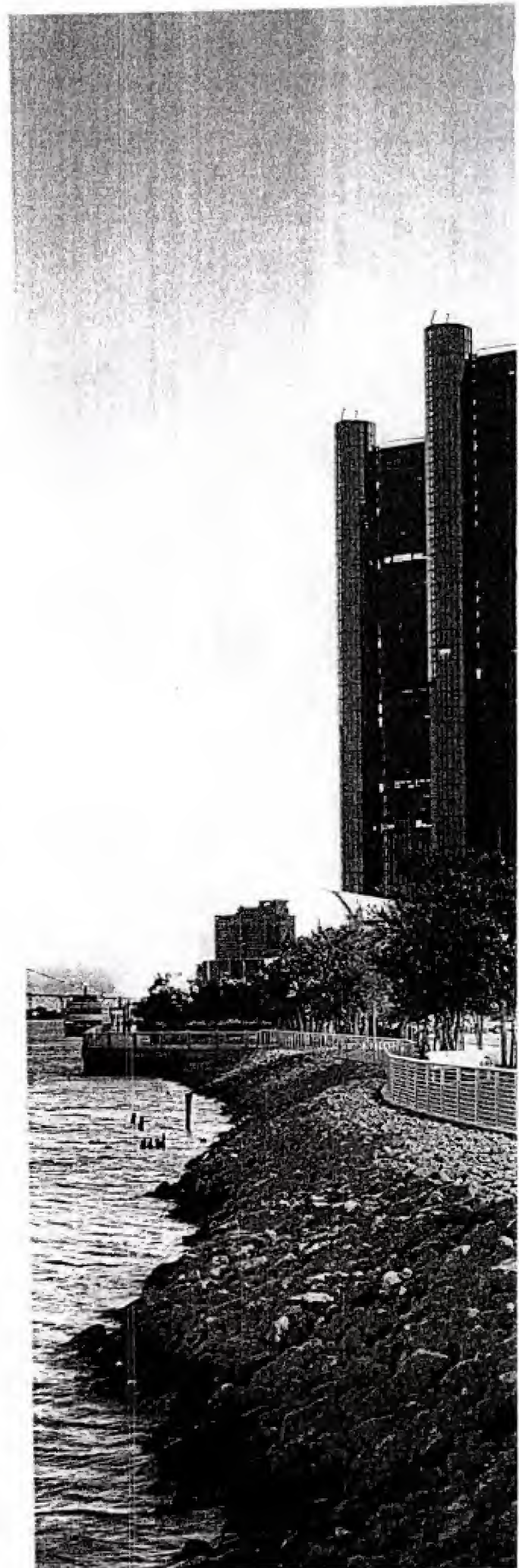
WATERFRONT PARK

DETROIT RIVERWALK

The Detroit RiverWalk is a 3.5-mile (and growing) landscaped park on the banks of the Detroit River that creates public access to Detroit's waterfront, the city's most valuable natural asset. The RiverWalk offers visitors breathtaking views of the Detroit River and the skylines of both Detroit and Windsor. Recreational opportunities abound as the trail links to Milliken State Park, numerous plazas, pocket parks, seasonal plantings, a custom carousel, and ample space for fishing, walking, biking and inline skating.

The Dequindre Cut, formerly the Grand Trunk Railroad line, is a below-street level greenway that connects the Riverfront to Detroit's historic Eastern Market. The Dequindre Cut is one of Michigan's many former industrial railroads that have been converted to bike and pedestrian trails through the national rail-trail program. At 2,439 miles, Michigan has more rails-to-trails conversions than any other state, transforming its industrial heritage into an amenity that can be enjoyed by all.

1. Rails to Trails Conservancy





DETROIT'S URBAN LOVE PARKS

RETAIL + RESIDENTIAL PARK

CAPITOL PARK

Capitol Park is at the leading edge of the public space transformation movement happening in Detroit. Over the past seven years, the Capitol Park district has become the most dense downtown residential area and a popular place for creative offices. 100% of the retail storefronts have been renovated and leased to local small-scale shops, enforcing this area's intimate urban atmosphere.

With the influx of new residents and businesses, an effort to redesign the park was ignited by neighborhood stakeholders, the Downtown Detroit Partnership, and the City of Detroit. Local stakeholders have requested the creation of a village square that honors the history of the site, provides an opportunity to experience urban nature, and celebrates the neighborhood's dynamic collection of historic architecture. A groundbreaking for the park's new design is slated for early 2018.





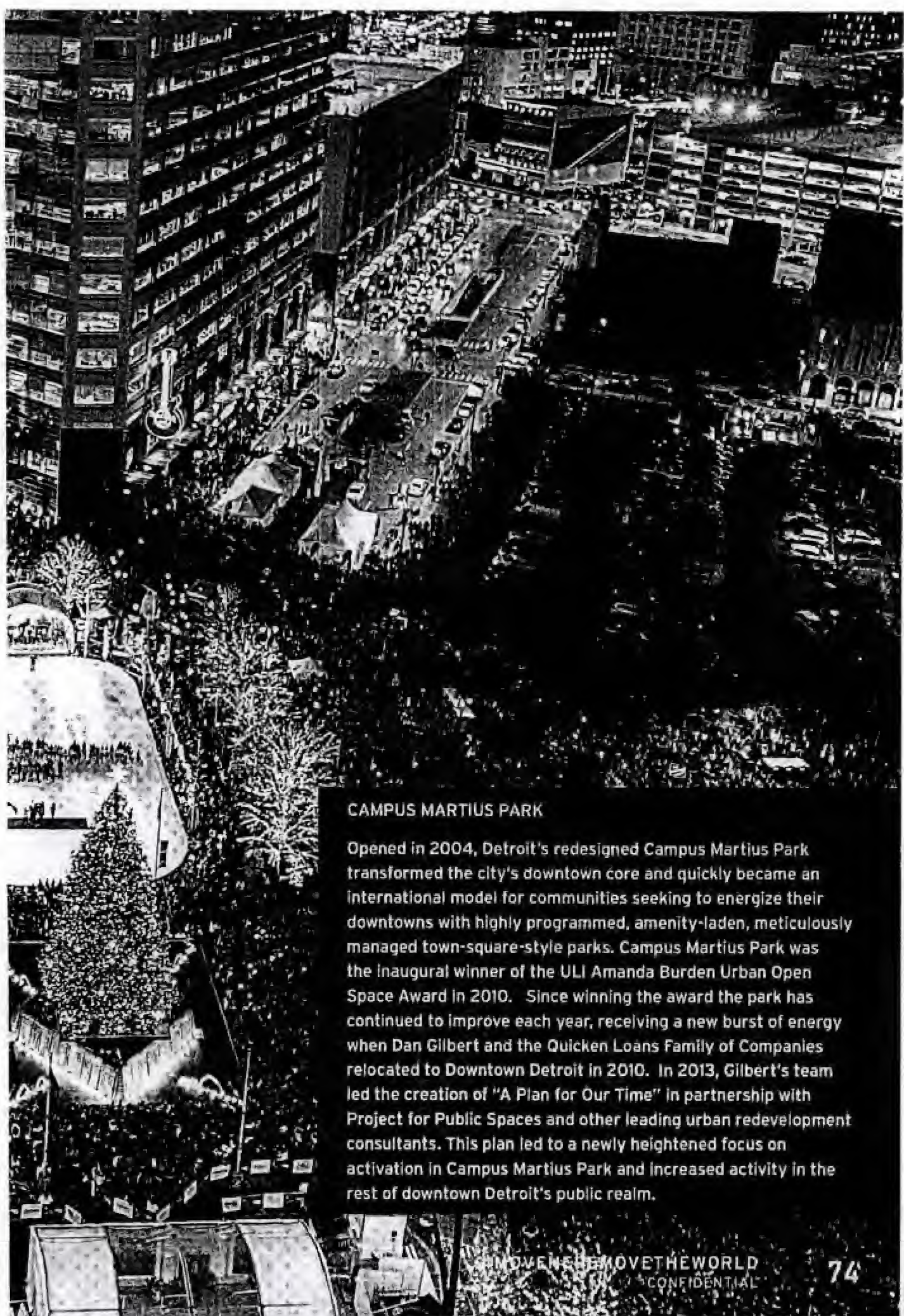
RESIDENTIAL URBAN PARK

GRAND CIRCUS PARK

Downtown's historic Grand Circus Park is the gateway to the downtown core, the bridge to the city's sports and entertainment district, and the heart of a residential community. The park features a beautiful canopy of mature trees and two historic fountains. As the residential district has grown, with historic office towers being converted to residential apartments, the park has taken on a distinctly neighborhood feel; the dog park is a community fixture and yoga classes are a weekly draw. Evening jazz concerts, food trucks, and cycling club meet-ups are also a common feature in the park.

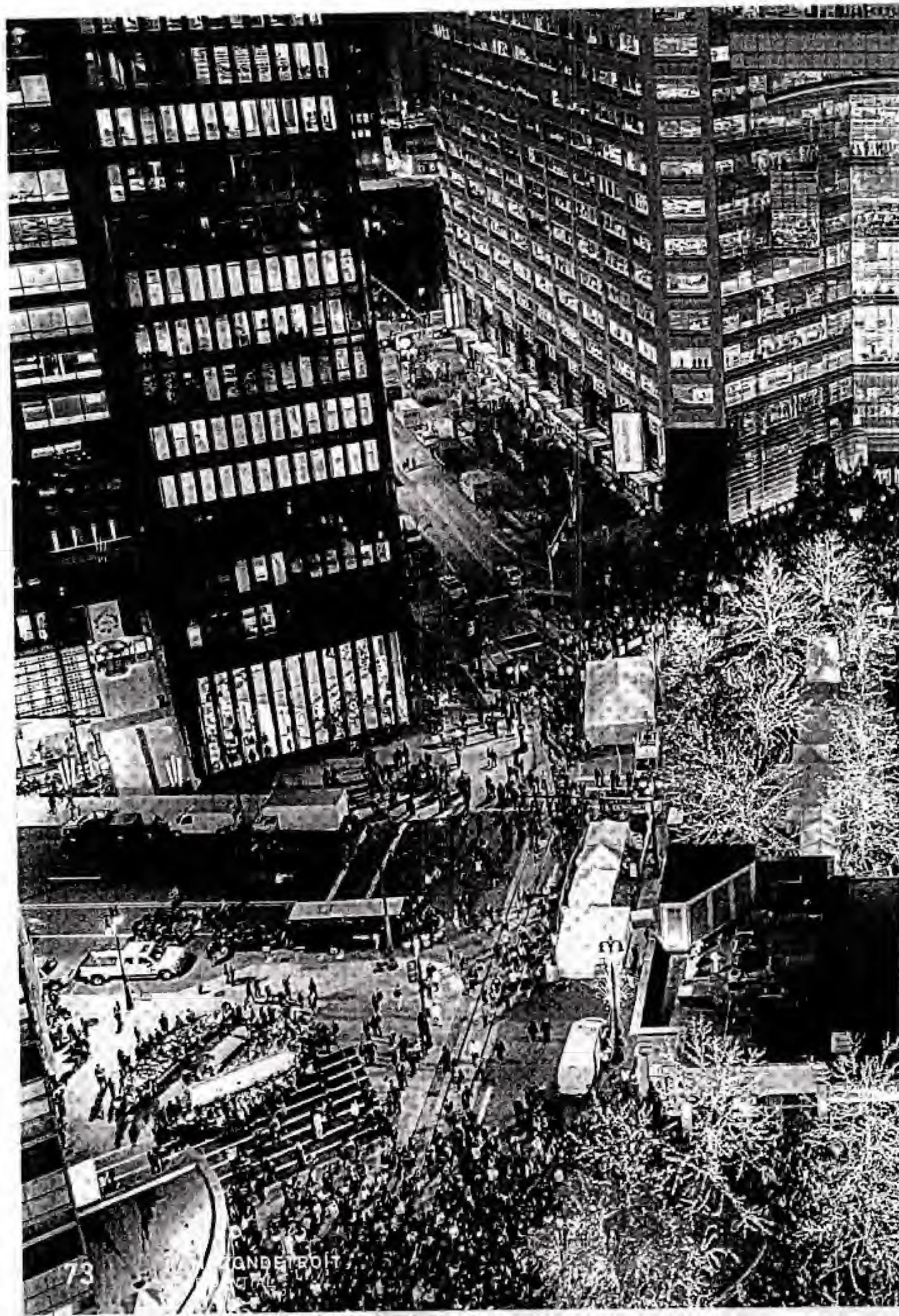
This historic park is scheduled to receive additional investment in coming years. Early concepts for the investments aim to open up additional space for neighborhood gatherings, create more places for children to play, add public art, and create new gardens. Some concepts for the park contemplate uniting the park's two halves across Woodward Avenue, as was originally envisioned in the city's master plan.

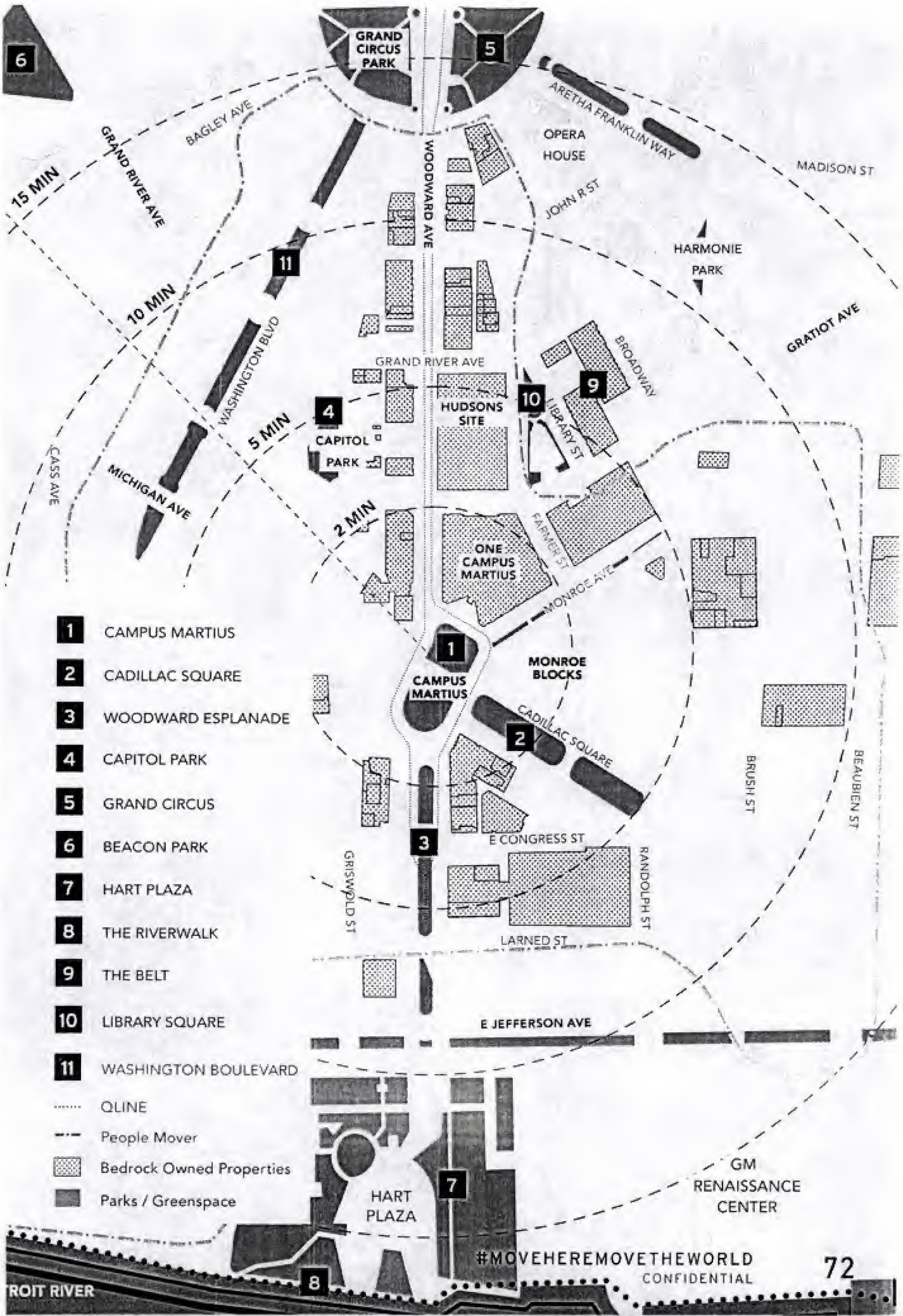




CAMPUS MARTIUS PARK

Opened in 2004, Detroit's redesigned Campus Martius Park transformed the city's downtown core and quickly became an international model for communities seeking to energize their downtowns with highly programmed, amenity-laden, meticulously managed town-square-style parks. Campus Martius Park was the inaugural winner of the ULI Amanda Burden Urban Open Space Award in 2010. Since winning the award the park has continued to improve each year, receiving a new burst of energy when Dan Gilbert and the Quicken Loans Family of Companies relocated to Downtown Detroit in 2010. In 2013, Gilbert's team led the creation of "A Plan for Our Time" in partnership with Project for Public Spaces and other leading urban redevelopment consultants. This plan led to a newly heightened focus on activation in Campus Martius Park and increased activity in the rest of downtown Detroit's public realm.





- 1** CAMPUS MARTIUS
- 2** CADILLAC SQUARE
- 3** WOODWARD ESPLANADE
- 4** CAPITOL PARK
- 5** GRAND CIRCUS
- 6** BEACON PARK
- 7** HART PLAZA
- 8** THE RIVERWALK
- 9** THE BELT
- 10** LIBRARY SQUARE
- 11** WASHINGTON BOULEVARD

- OLINE
- - - - People Mover
- [Hatched Box] Bedrock Owned Properties
- [Dark Box] Parks / Greenspace

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DETROIT'S URBAN CORE

PUBLIC PARKS

Parks and greenspaces play a vital role in a healthy and vibrant urban core. The introduction of natural elements introduces a wealth of benefits that extend far beyond the aesthetic.

The city of Detroit and downtown's private stakeholders recognize the physical, psychological, social, public safety, and environmental advantages of park space, contributing to a progressive culture of collaborative and thoughtful placemaking

Detroit embraces these benefits and has developed a strategic plan for investing in growing its existing stock of public space and programming more accessible public spaces for residents, employees, and visitors. This commitment to activation can be seen regardless of season or time of day.

Throughout the year, downtown parks come alive with a number of unique features — including beautiful landscaping, flowing fountains, historical monuments, flourishing gardens, winter activations, comfortable seating, and a variety of activities that appeal to every age and background. From internationally known performers and innovative artistry to cultural celebrations and healthy initiatives, the year-round events keep downtown Detroit's public spaces constantly abuzz with new and exciting activities.

These parks and greenspaces also serve as a passive amenity for downtown residents and employees, offering guests the freedom of relaxation and comfort any time of day. Office workers regularly enjoy using the parks for informal meetings, lunch breaks, or simply as places to enjoy the essence of nature surrounded by Detroit's iconic skyscrapers.

PLACEMAKING IN DOWNTOWN DETROIT^{1,2}

26.7

ACRES OF PARKS
DOWNTOWN



2 MILLION

DOWNTOWN PARK VISITORS IN 2016



400+

FITNESS ACTIVITIES
IN DOWNTOWN PARKS
EACH YEAR



40+

PARK MARKETS
IN DOWNTOWN
PARKS ANNUALLY

1. Downtown Detroit Partnership
2. The Hudson-Webber Foundation: 7.2 SQ Mile Report Second Edition, Detroit, MI.: The Hudson-Webber Foundation, 2015

Little Caesars arena



meijer

BELFOR

HOCKEY TOWN

arena

THE WORLD
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DETROIT'S URBAN CORE: ENTERTAINMENT

SPORTS + ENTERTAINMENT

With the relocation of the Detroit Pistons in 2017, Detroit will become the only American city with all four of its major league teams centrally located in its downtown. This concentration of sports venues downtown is the result of a decades-long strategic effort to create an entertainment district at the Woodward gateway of Detroit's urban core.

The resulting 50-block area, coined The District Detroit, encompasses the newly built Little Caesars Arena (home to the Detroit Red Wings and the Detroit Pistons), Comerica Park (home to the Detroit Tigers), and Ford Field (home to the Detroit Lions). In addition to these destinations, the District contains a mix of concert venues, restaurants, and bars that serve the significant crowds that flood the city during the 171 regular-season home games played between the four teams.

In the coming years, the District will continue to grow, adding hundreds of thousands of square feet of retail, restaurants, office, residential, and hotel properties to a previously stagnant area. This pivotal development will serve a dynamic role in connecting Downtown and Midtown, establishing a more dense and walkable urban core.





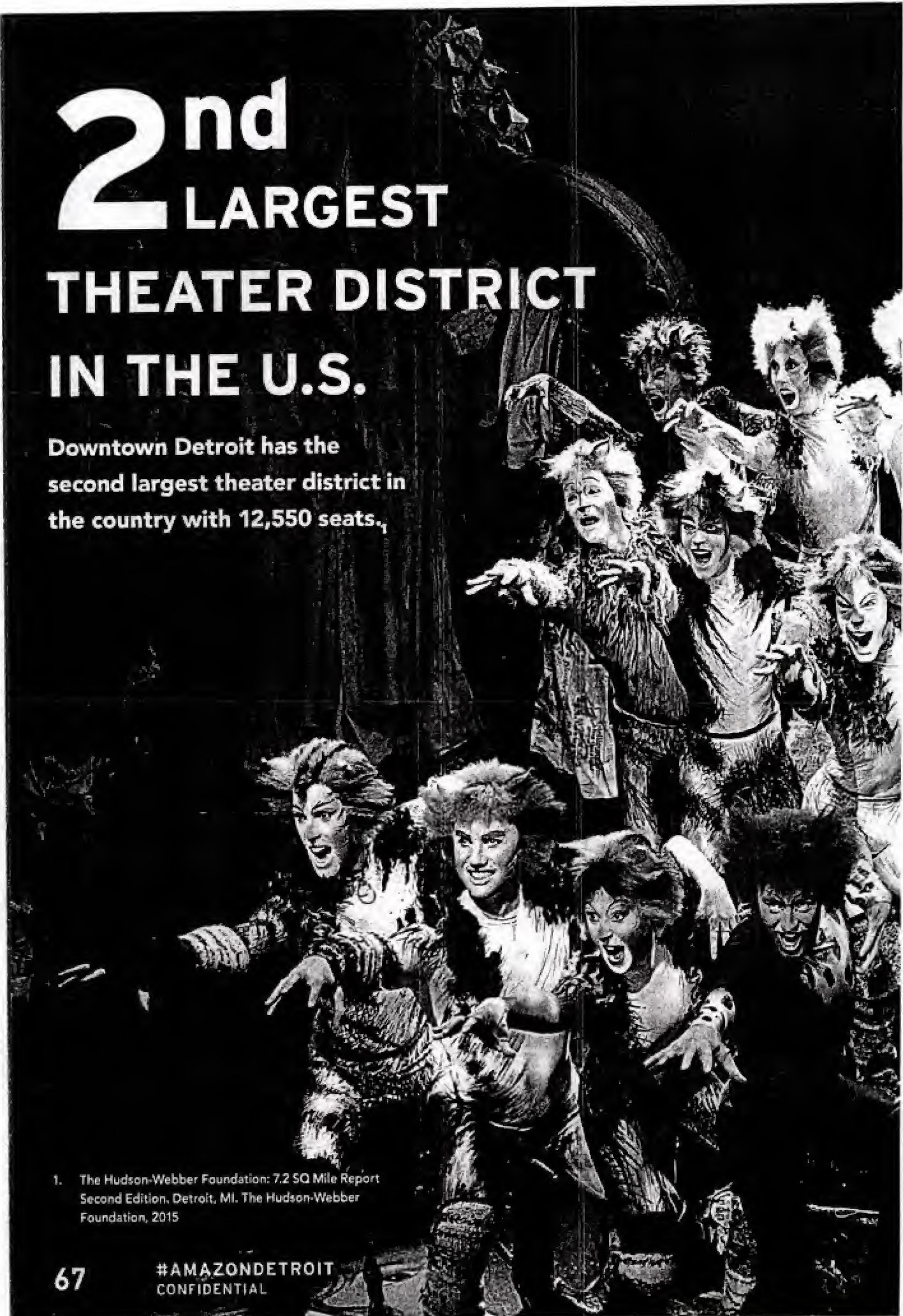
TAKE THE STAGE

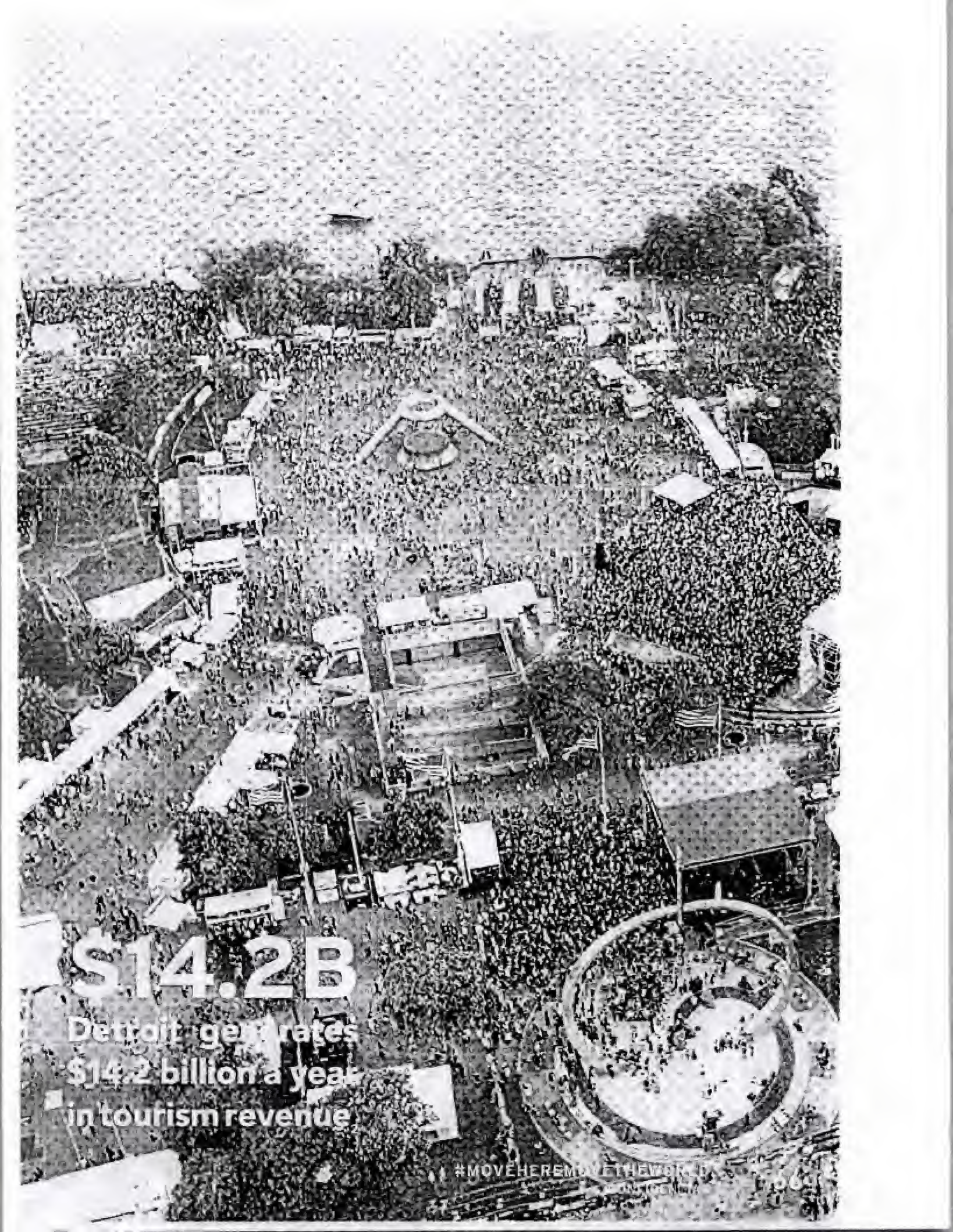
Detroit's numerous theaters include The Fox, The Fillmore, Gem, Detroit Music Hall, Opera House, and others. These stages host world class musicals, theater performances, concerts and comedy events year-round. In addition to major venues, community and neighborhood theaters (Matrix Theatre Company, Mosaic Youth Theatre, Shakespeare in Detroit, and Planet Ant Theatre) create accessible opportunities and education in theater. Detroit Public Theatre, operating out of the Detroit Symphony Orchestra, takes their community commitment a step further by running numerous Shakespeare programs for at-risk and underserved populations.

2nd LARGEST THEATER DISTRICT IN THE U.S.

Downtown Detroit has the
second largest theater district in
the country with 12,550 seats.¹

1. The Hudson-Webber Foundation: 7.2 SQ Mile Report
Second Edition. Detroit, MI. The Hudson-Webber
Foundation, 2015





\$14.2B

Detroit generates
\$14.2 billion a year
in tourism revenue

#MOVEHEREMOVETHEWORK

DETROIT

106

DETROIT'S URBAN CORE: CULTURE

DETROIT AS A DESTINATION

**NEW YORK TIMES NAMED
DETROIT A TOP-TEN
DESTINATION TO VISIT IN 2017,**

Greater Downtown welcomes millions of visitors each year, with the Central Business District being the center for Detroit's major sports stadiums, casinos, and international festivals.

Greater Detroit has a multitude of internationally-acclaimed festivals and events such as the North American International Auto Show, Movement Electronic Music Festival, and the Detroit International Jazz Festival. In addition, Greater Downtown is home to uniquely-Detroit weekly occurrences that bring in millions of visitors. Eastern Market hosts weekly Tuesday, Saturday, and Sunday Markets — a favorite for local and regional residents. The market attracts 600 local vendors and up to 40,000 visitors in a day.

REGIONAL, NATIONAL AND INTERNATIONAL EVENTS

Greater Downtown hosts regional, national, and internationally celebrated festivals and events such as Art X, DLECTRICITY, Movement Electronic Music Festival, Detroit International Jazz Festival, North American Auto Show, Noel Night, Concert of Colors, Eastern Market After Dark, Detroit Marathon, America's Thanksgiving Parade, and numerous others.

19%

Theater
District

37%

Special
Events

44%

Sport
Events

9.3M ANNUAL VISITORS

Each year, more than 4 million people attend a sporting event, more than 3.5 million people attend a special event, and 1.8 million people attend a show in the CBD's Theater District.

1. New York Times 52 Places to Visit in 2017
2. Downtown Detroit Partnership
3. The Hudson-Webber Foundation: 7.2 SQ Mile Report 2014. Detroit, MI: The Hudson-Webber Foundation, 2014



**Detroit is the
first and only
U.S. city to
win UNESCO's
"City of Design"
designation.**



REMOVE HERE REMOVE THE WORLD
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DETROIT'S URBAN CORE : ARTS

UNESCO CITY OF DESIGN

As a mission-Driven City, Detroit designs with intention.

DETROIT'S DESIGN LEGACY

In December 2015, Detroit became the first and only American city to receive a United Nations Educational, Scientific and Cultural Organization (UNESCO) City of Design designation, joining a network of 22 international world-renowned design legacy cities.

This designation honors Detroit's multi-generational design culture and their on-going ability to design and make objects that change the way humans interact with the world. As noted by UNESCO, for over 100 years Detroit has confidently sat at the convergence of two separate intersections, "Design and Making" and "Brains and Muscle".

A century later, these two complementary qualities are integral to Detroit's cultural and professional DNA. Today, Detroit's talent utilizes this inherent design process to start new businesses, create unique lifestyles, and promote city-wide economic growth. For Detroiters, the design process is not just a professional process; it's an approach to life.

As a mission-Driven City, Detroit designs with intention. Detroit's public, private, philanthropic, and community leadership understands that UNESCO

not only provides a unique international platform unprecedented in the U.S., the designation establishes a shared design agenda to create a future legacy city that benefits all Detroiters. To that end, Detroit Creative Corridor Center - the agency responsible for submitting and winning the UNESCO designation - has engaged over 500 people across various sectors, backgrounds, and perspectives to co-create values that will guide the Detroit City of Design initiative.

Through proactive listening and multi-disciplinary conversations, the UNESCO City of Design designation has prompted a city- and region-wide call to action - people everywhere are using the design process to inform economic strategy and shape the city's future physical and natural environment. As evident by the catalytic development projects outlined in the real estate chapter, this public conversation has helped craft award-winning development projects that prioritize healthy neighborhoods, sustainable strategies, dynamic public spaces, and innovative mobility strategies. During this time of Detroit's meteoric future-reaching evolution, the city's design legacy talent and historic cultural DNA will catapult Detroit forward as the leading 22nd century city.



#MOVE5 VETHEWORLD
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DETROIT 3 URBAN/LOW ART

ART + DESIGN

LIBRARY STREET COLLECTIVE

"Since moving to Detroit in 2009, I've been fortunate to witness one of the most remarkable urban transformations imaginable. It was a time when my friends looked at me funny when I told them where I was moving, but my husband Anthony and I only saw opportunity. After living in LA I couldn't imagine landing anywhere but New York, with absolutely no aspirations to return to my native Midwest. Turns out, sometimes it's wonderful to be so wrong."

Our cultural relationship with Detroit began with a food truck, our attempt at emulating the magnetic quirk that made Austin and Portland so successful. Two months later we decided to bet our life savings on opening a downtown gallery space and we haven't looked back. We've partnered with Bedrock to make the parking garage that surrounds our space into an art experience all its own, and the alleyway behind the gallery is now home to works by over 20 local, national, and international artistic talents. The Belt, which was once decidedly alley-like (picture trash, gravel, dim lighting) now welcomes hundreds of thousands of visitors each year for dining experiences, free concerts, art shows, and just plain weekend hangs. What always enticed me about New York was the fact that it's never closed, there's always something to do and something to see. Thanks to my passionate neighbors here in Detroit, there's always something to do and something to see just steps from my door, and that's what will always keep me and my family here. For all these reasons our 4-year-old thinks Detroit is a metropolis, and he isn't wrong."

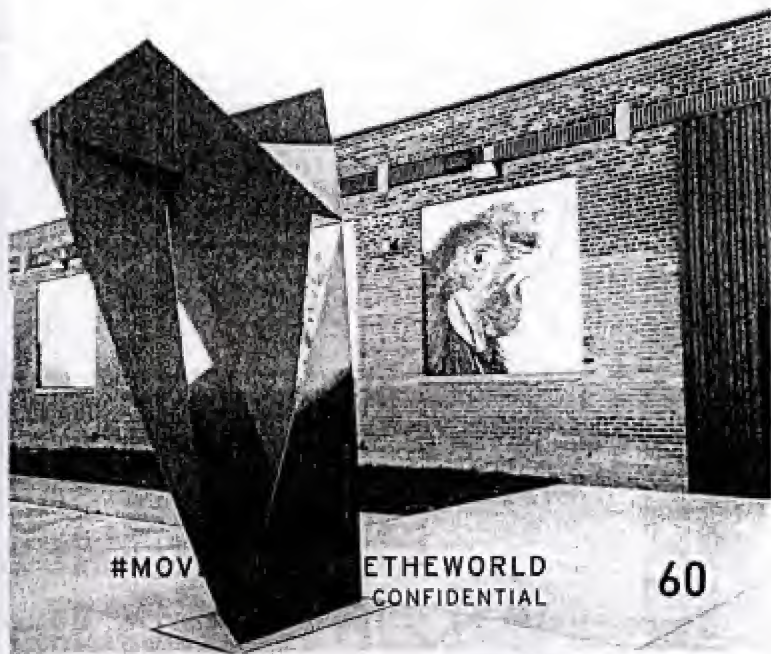
JJ Curis
Co-founder
Library Street Collective
Grosse Pointe Resident





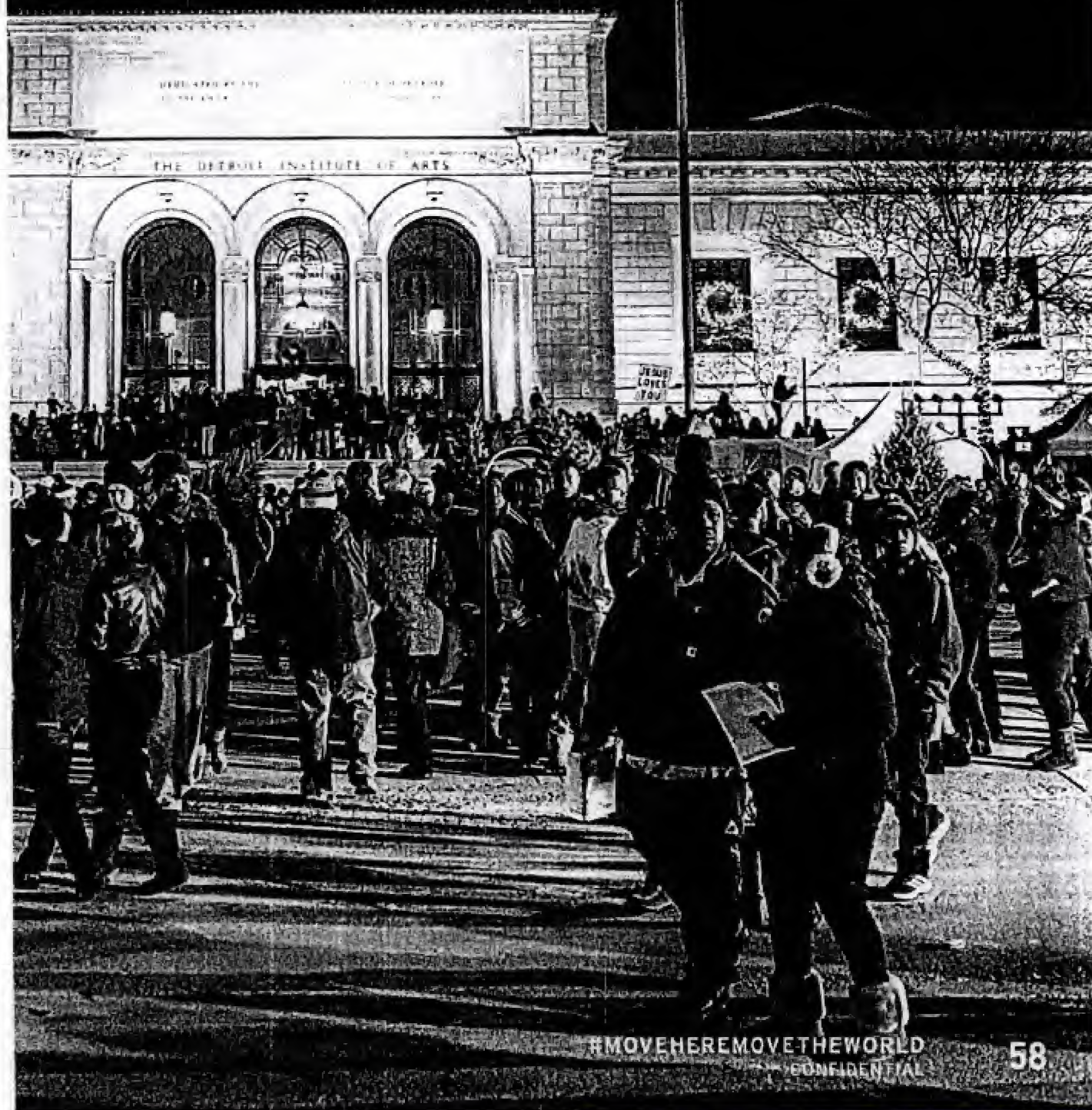
ART EVERY DAY

Detroit's low cost of living and abundant spacial and social opportunities position it as an attractive place for artists seeking to find a community and grow in their creative endeavors. The 1990s and 2000s saw an art boom which sprouted a myriad of galleries and grassroots arts organizations. Notable galleries like The Red Bull House of Art, Wasserman Projects, and Library Street Collective not only add to the placemaking of Detroit, but allow art to be accessed every day with out limitations.





**With 677,500 visitors
annually, the DIA
is among the most
visited art museums
in the world.₂**



#MOVEHEREMOVETHEWORLD
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THE ARTS

Michigan is home to some of the country's most important cultural institutions, with a heavy concentration of notable art destinations right in downtown Detroit.

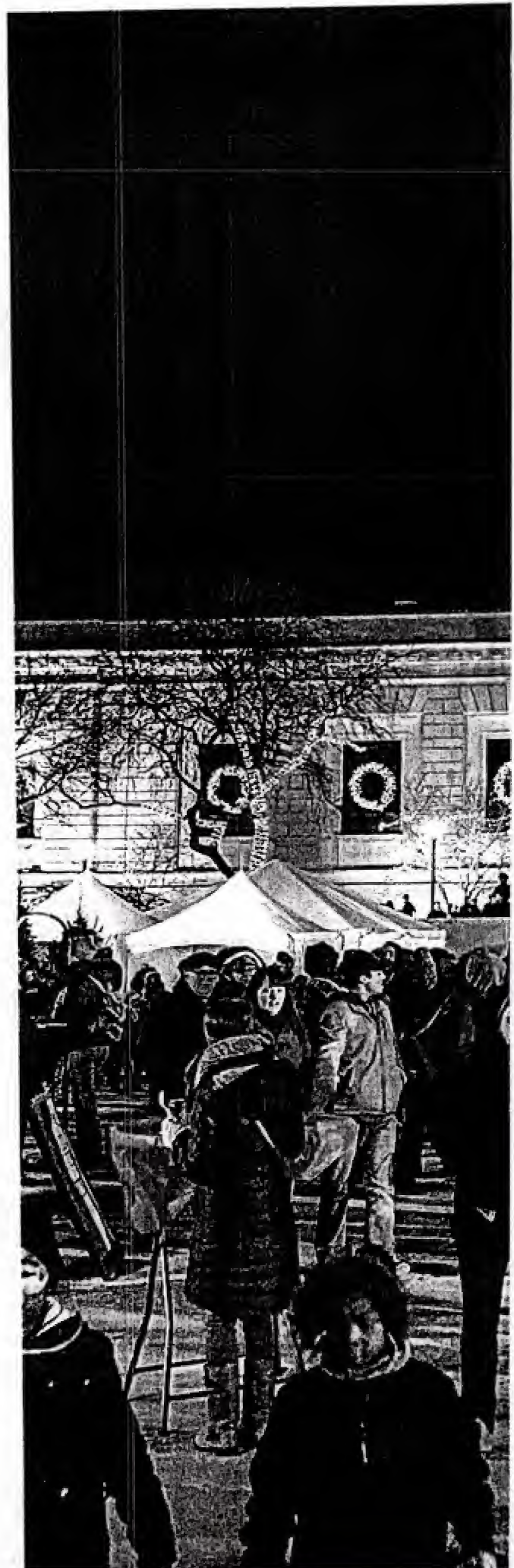
The Detroit Institute of Arts houses one of the finest collections of art and antiquities in North America. The impressive museum spans 658,000 square feet, including 100+ galleries, a 1,150-seat auditorium, a 380-seat lecture/recital hall, an art reference library and a state-of-the-art conservation services laboratory.

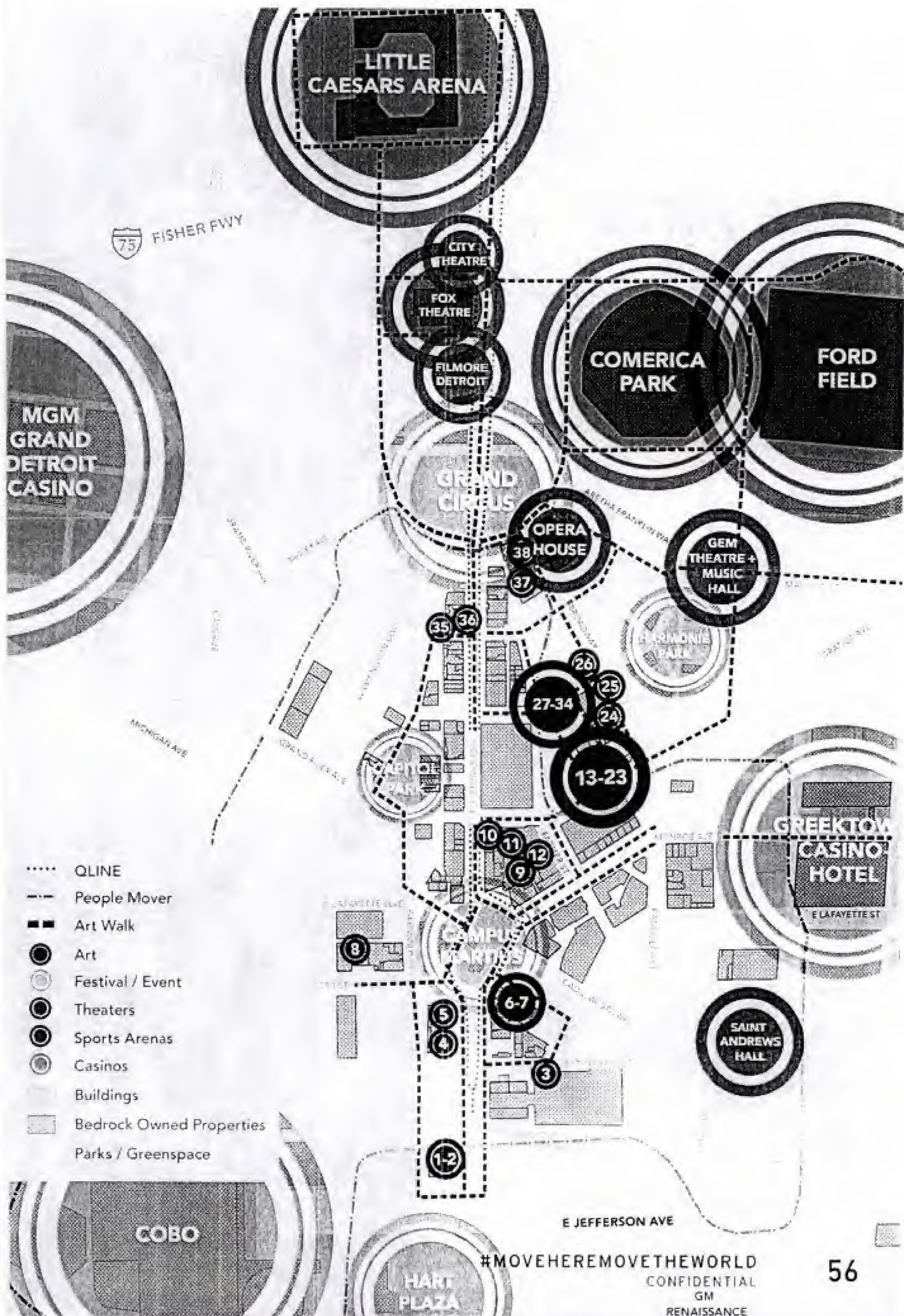
Nearby, the Museum of Contemporary Art Detroit was founded in 1995 to further the current art voices in the city. It joins a constantly-evolving list of notable galleries striving to showcase a diverse assortment of visual and performance arts.

Detroit's rich musical history can be explored at the Motown Museum located in the New Center area. This popular destination celebrates Detroit's namesake music industry with artifacts and exhibits featuring the musical legends that put Detroit on the map.



1. Detroit Institute of Arts
2. "Visitor Figures 2013: Museum and exhibition attendance numbers compiled and analysed." The Art Newspaper. 2014





75 FISHER FWY

MGM
GRAND
DETROIT
CASINO

LITTLE
CAESARS ARENA

CITY
THEATRE
FOX
THEATRE
FILMORE
DETROIT

COMERICA
PARK

FORD
FIELD

GRAND
CIRCUS

OPERA
HOUSE

GEM
THEATRE +
MUSIC
HALL

HARMONIE
PARK

GREEKTOWN
CASINO
HOTEL
E LAFAYETTE ST

SAINT
ANDREWS
HALL

CAMPUS
MARTIUS

8

5
4

6-7

3

1-2

10
11
12
9

27-34

26
25
24

35
36

COBO

HART
PLAZA

E JEFFERSON AVE

#MOVEHEREMOVETHEWORLD
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GM
RENAISSANCE

DETROIT'S URBAN CORE

ARTS, CULTURE + ENTERTAINMENT

Downtown Detroit and its surrounding neighborhoods contain a vast array of cultural and entertainment opportunities.

From high-energy sports districts to serene sculpture gardens, Detroit offers something for everyone from thrill-seekers to art aficionados. The many stadiums, museums, theaters, and festivals attract millions of visitors to the region every year.

ART WALK (MAP LOCATIONS)

The Detroit Art Walk, mapped at right, is a walking path that uses art attractions as connective tissue. In Detroit, art is not just sitting in museums - art is part of the wayfinding of everyday life.

- | | |
|------------------------------------|---------------------------------|
| 1 First Dance of Trees | 20 Never Mind the Bullocks |
| 2 Mandala | 21 Assembly Line |
| 3 Monica | 22 Endless Frontier |
| 4 This is Some NY Stuff | 23 Fire Escape |
| 5 Anti-Depression | 24 Back to the Roots |
| 6 Anxiety | 25 Liftoff |
| 7 Amortize the Pain | 26 Peace and Happiness |
| 8 Out of the Ashes We'll Rise | 27 Untitled Mural |
| 9 12 Detroit Photographs | 28 Untitled Mural |
| 10 Untitled Mural | 29 Ice Pop |
| 11 Peace and Justice Lotus | 30 Vectorfunk Spectrum |
| 12 Balancing Art | 31 Unexpected Punchline |
| 13 Slow Motion | 32 Night Driveway |
| 14 Allure of the Sea | 33 Between Tigers & Lions |
| 15 If you think you can do a thing | 34 Stranded in the Jungle |
| 16 Underlying Fores | 35 Architecture Beam Studies |
| 17 Overthroned | 36 5 Pointed Stars |
| 18 Find a Balance | 37 Circle, Dots, Lines & Shapes |
| 19 The Man Who Hears Colour | 38 Untitled Painting |

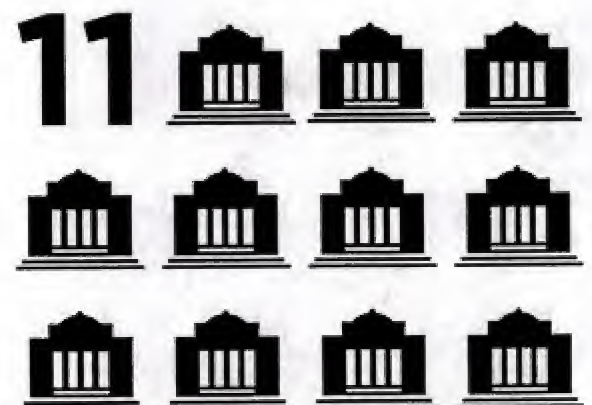
PLAY IN GREATER DOWNTOWN,

PROFESSIONAL SPORTS TEAMS



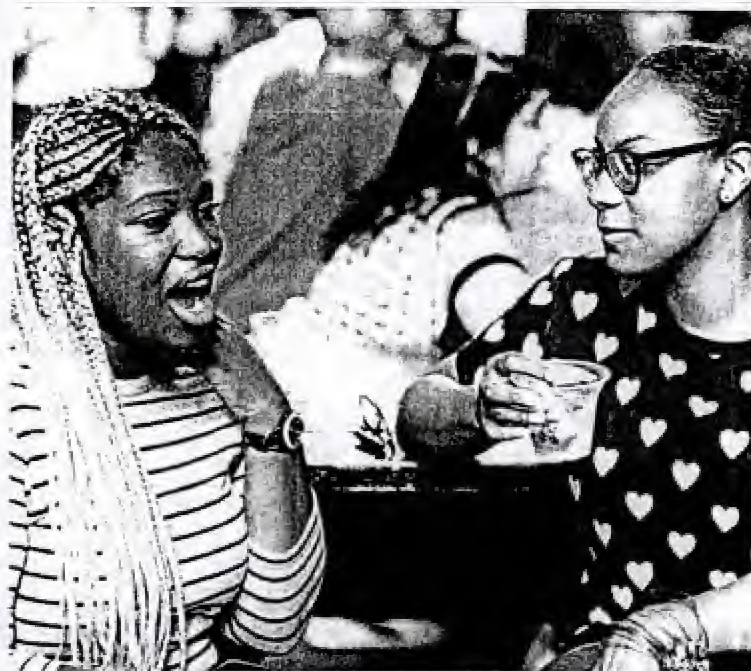
**4 sports teams within
5 blocks, which creates
the most concentrated
sports district in the U.S.**

MAJOR MUSEUMS DOWNTOWN DETROIT



There are 11 major museums within Greater Downtown including the Detroit Institute of Arts, Charles H Wright Museum of African American History, Museum of Contemporary Art Detroit, Detroit Historical Museum, Motown Museum and others. There are 45 museums in the Southeast Michigan region.

1. Downtown Detroit Partnership



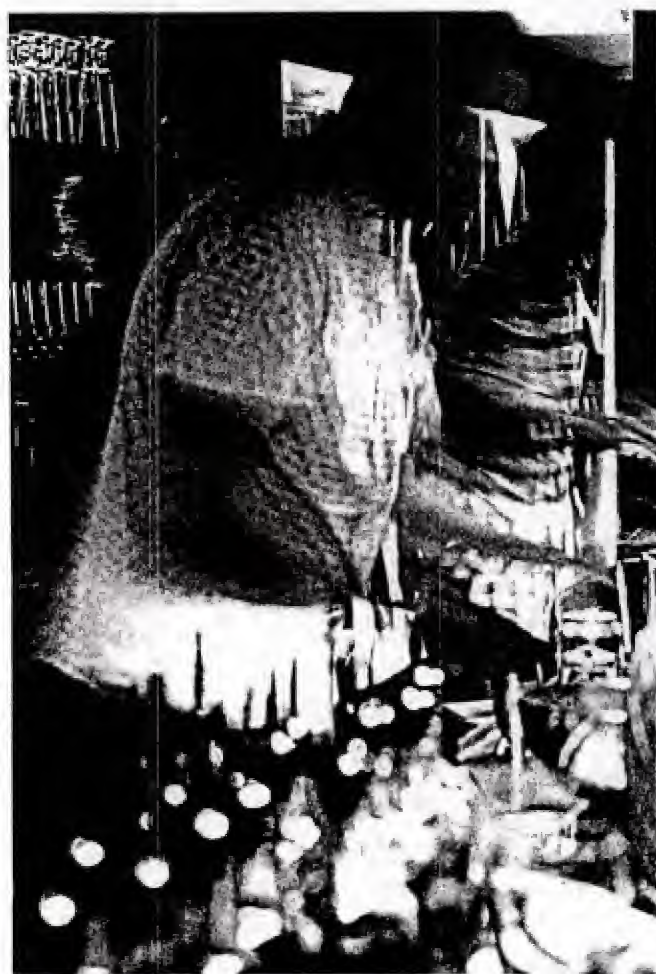
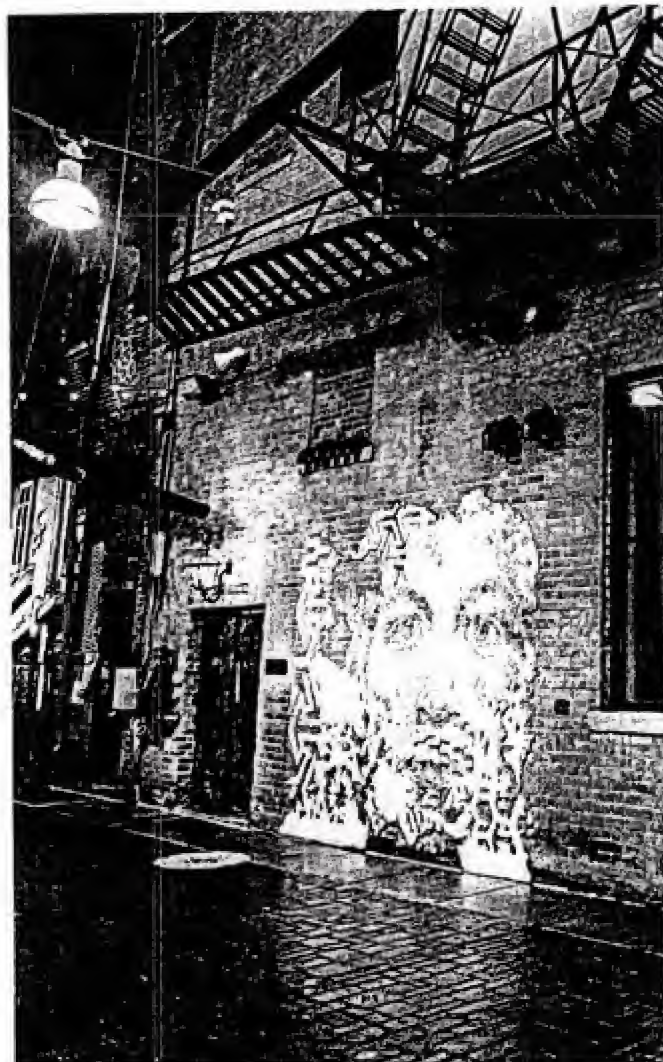
DETROIT'S URBAN CORE
RESTAURANTS

NIGHT LIFE

THE SKIP + STANDBY


Standby, a hideaway dedicated to innovating the typical bar experience, prides itself on hospitality and is fueled by a partnership that leans on creative freedom. Located in a reimagined alleyway - The Belt, Standby intends to have guests come for the drinks, and stay for the food. This speakeasy provides an experience fit for both everyday locals and visitors exploring Detroit for the first time.

The Skip is The Belt's unique biergarten, set against a backdrop mural by world-renowned street artist Shepard Fairey. Hidden within the skyscrapers of downtown Detroit, it gives off an easygoing vibe in a great outdoor atmosphere.





DETROIT'S URBAN CORE: RESTAURANTS

700+ 

IN THE CITY (EXCLUDING FAST FOOD CHAINS),

The majority
of restaurants
in Detroit are
independently
owned, with few
chain restaurants,

FARM TO TABLE

1,400+ 

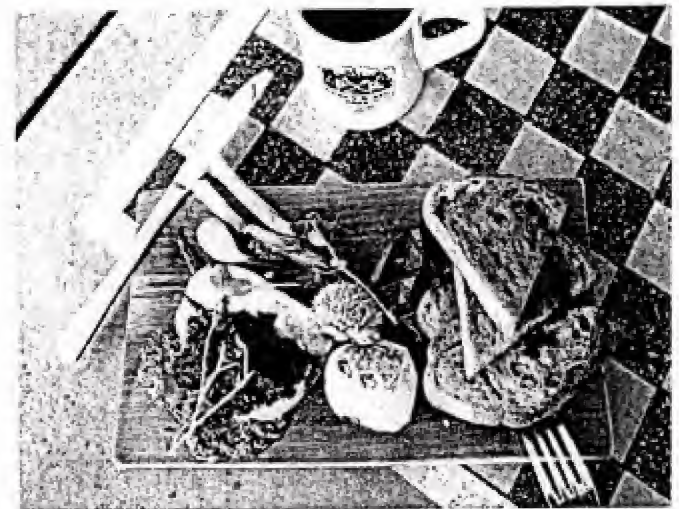
URBAN FARMS AND 20,000 DETROITERS
WORKING IN AGRICULTURE ARE PROUD
TO SUPPLY LOCAL PRODUCE TO DETROIT
RESTAURANTS,

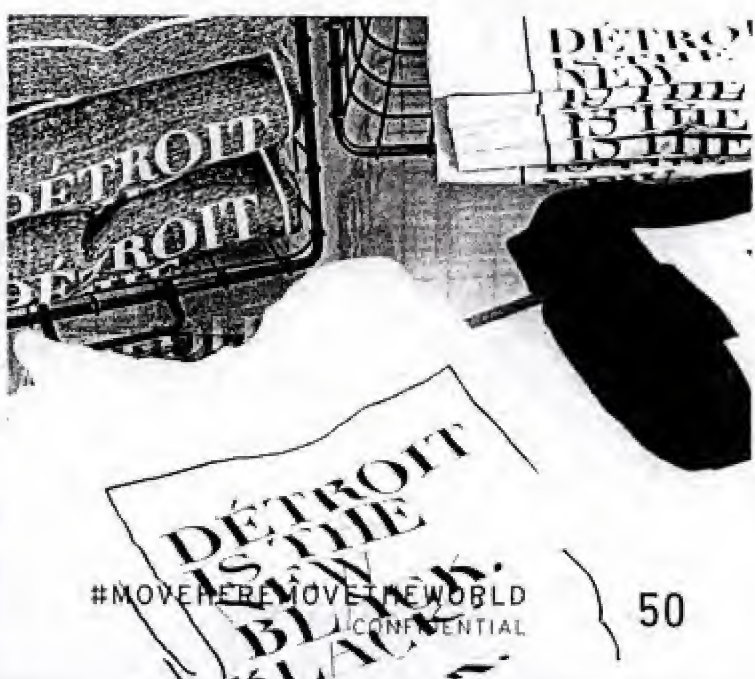
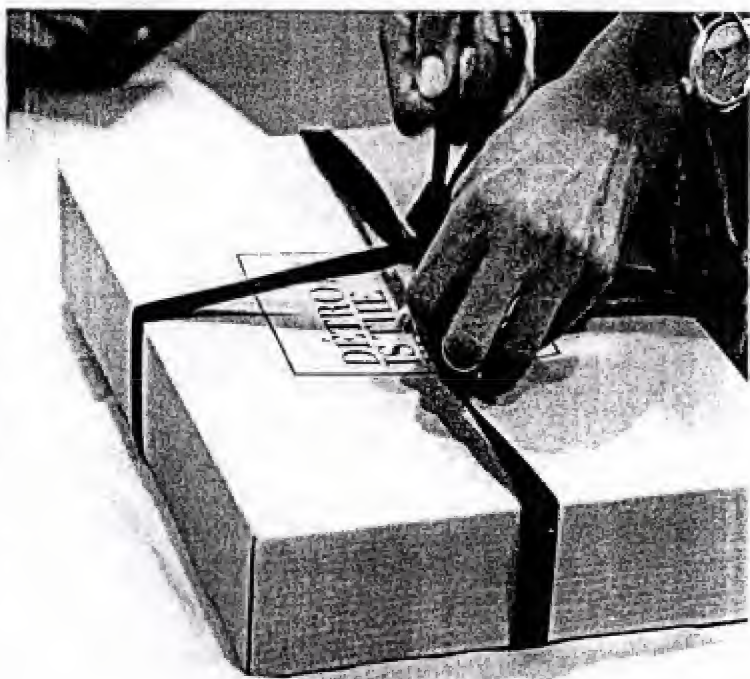
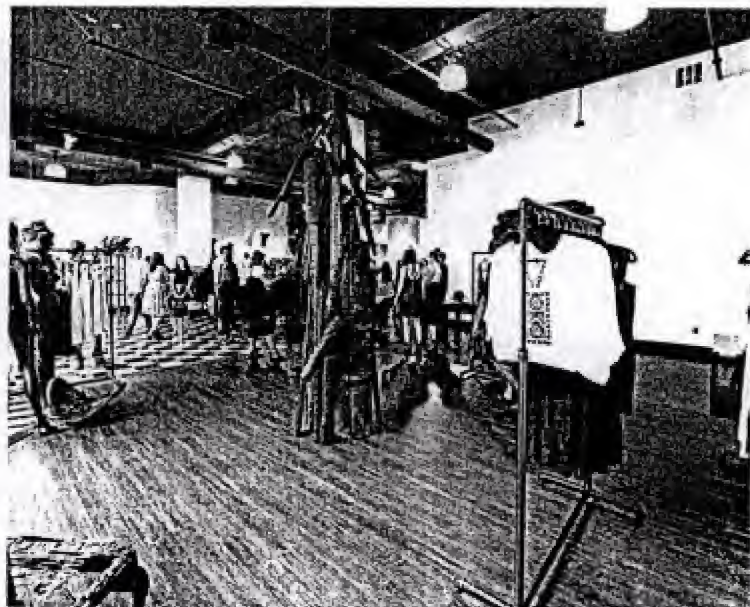
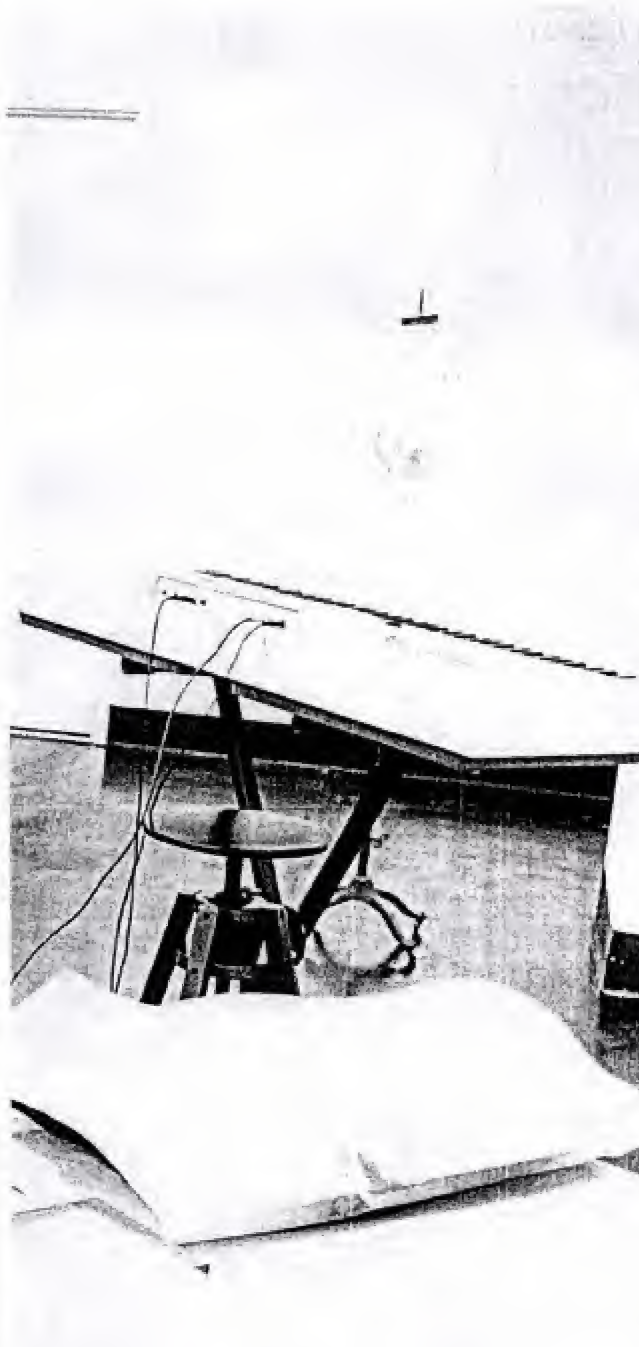
FOOD TRUCKS

75+ 

FULL SERVICE, INDEPENDENTLY OWNED FOOD
TRUCKS OPERATING IN GREATER DETROIT,

1. Detroit Experience Factory
2. Detroit's Urban Farms, CityLab, 2016
3. Downtown Detroit Partnership





#MOVEHERE MOVE THE WORLD
CONFIDENTIAL

DETROIT'S URBAN CORE
RETAIL

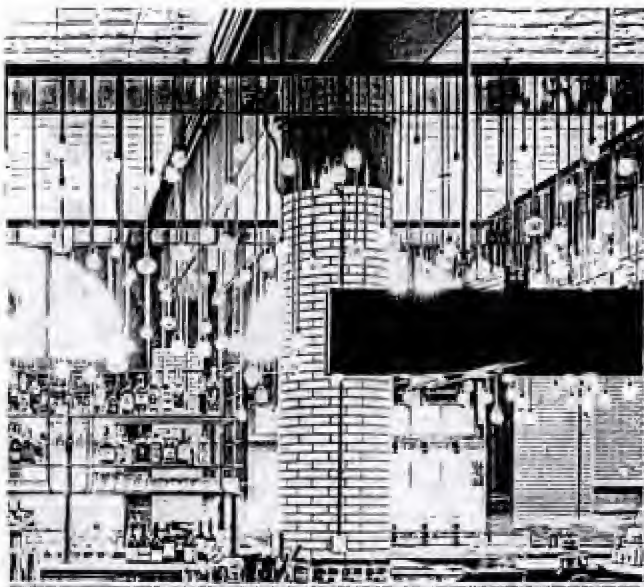
UNIQUE RETAIL

DETROIT IS THE NEW BLACK

Detroit Is The New Black combines minimalism and a high street aesthetic, with the intention of establishing the perfect balance of high-quality city fashion.

Moving to the city from New York in 2013, Detroit quickly became home for fashion designer Roslyn Karamoko. That same year she printed t-shirts for some friends emblazoned with the text "Detroit is the New Black." The shirts were a hit. She began selling online and three short years later, Detroit is the New Black opened its flagship store opened at 1426 Woodward Avenue. The brand has expanded outside of simple t-shirts and sweaters donning the boutique's popular logo, and now carries other labels from Detroit's growing fashion scene.





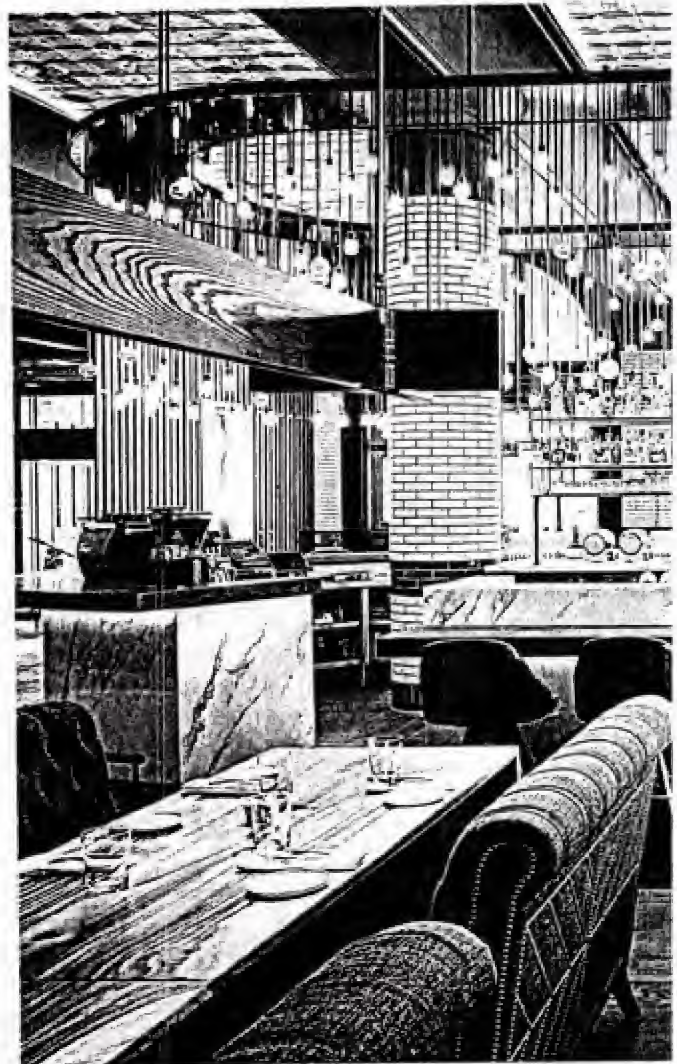
DETROIT URBAN EDGE
HOUSING

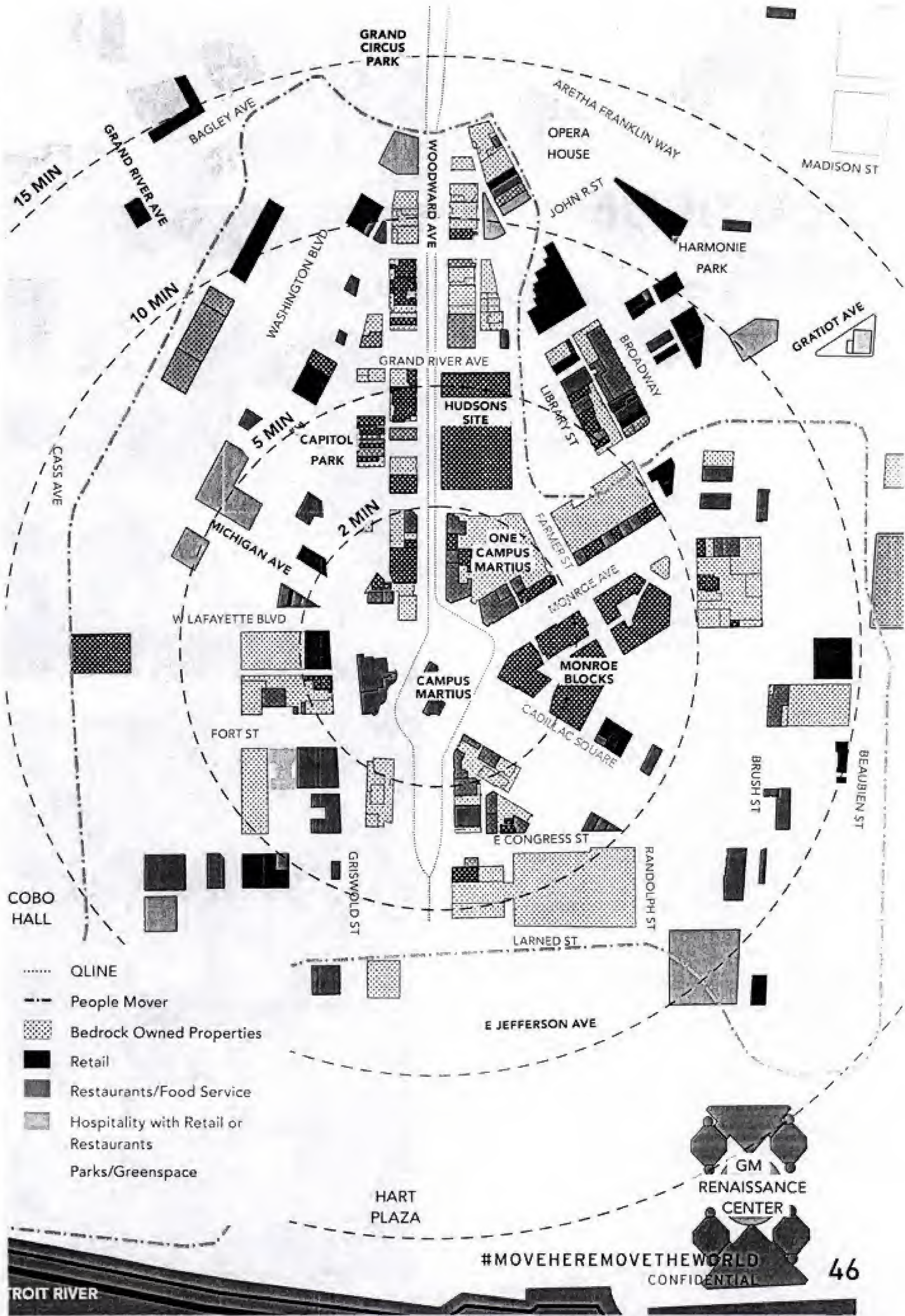
BOUTIQUE HOTEL

FOUNDATION HOTEL

The Foundation Hotel project repurposes two historically registered buildings - the 1929 Detroit Fire Department Headquarters and the Pontchartrain Wine Cellars - into a hospitality destination accommodating 100 hotel rooms, restaurant, lounge, meeting rooms, fitness center, and banquet facility.

The result is a variation of spaces with 55 different room types and surprises throughout. Restoration of the exterior masonry, terracotta façades, and existing interior glazed brick maintains historic character. The project design incorporated the repurposing of interior wood trim found on-site. The ground floor restaurant, The Apparatus Room, is situated in the former fire engine hall and serves as the hotel's central hub. The Foundation Hotel honors Detroit's past and celebrates its future by taking historically relevant materials from the Fire Department Headquarters, and the city, to create a contemporary design. Local artists and craftsmen developed site-specific artwork, furniture, and fixtures that pay homage to Detroit.





#MOVEHEREMOVETHEWORLD
CONFIDENTIAL

DETROIT'S URBAN CORE

HOSPITALITY, RETAIL, + RESTAURANTS

Retail in Downtown Detroit includes a diverse mix of local small businesses and larger national brands. Woodward Avenue has traditionally been the main retail street and continues to support a culture of strolling and shopping.

In the short walk known historically as Merchant's Row, shoppers will find stores including Nike, Under Armour, Bonobos, Moosejaw, Lululemon, and Warby Parker in addition to many local businesses. Their colorful storefronts bring a layer of vibrancy to the carefully preserved Neo-Renaissance architecture.

Off Woodward, the Central Business District's side streets are lined with various smaller boutique retailers, as well as a host of world-class food and beverage options. Many of the restaurants and bars downtown are known not just for their excellent quality and service, but also for their creative, experiential approaches to dining, consistently drawing visitors from around the metropolitan region.

For those visitors who travel to Detroit from beyond the immediate vicinity, Detroit's urban core offers numerous hotel options with several more in the pipeline. With economical options, full-service luxury hotels, and everything in between, Detroit's hotels are supported by a strong convention center and year-round events, keeping occupancy rates high with a constant flow of business travelers and tourists.

ACTIVITY IN GREATER DOWNTOWN DETROIT

HOTEL ROOMS

4,200



with an additional 2,200 under development^{1,2}

RETAILERS³

352



RESTAURANTS⁴

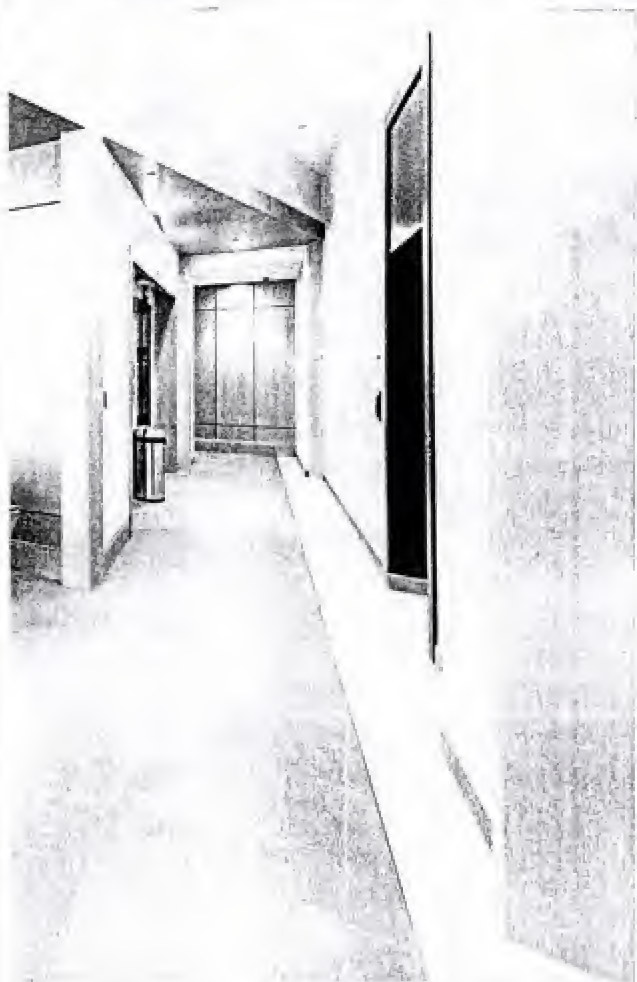
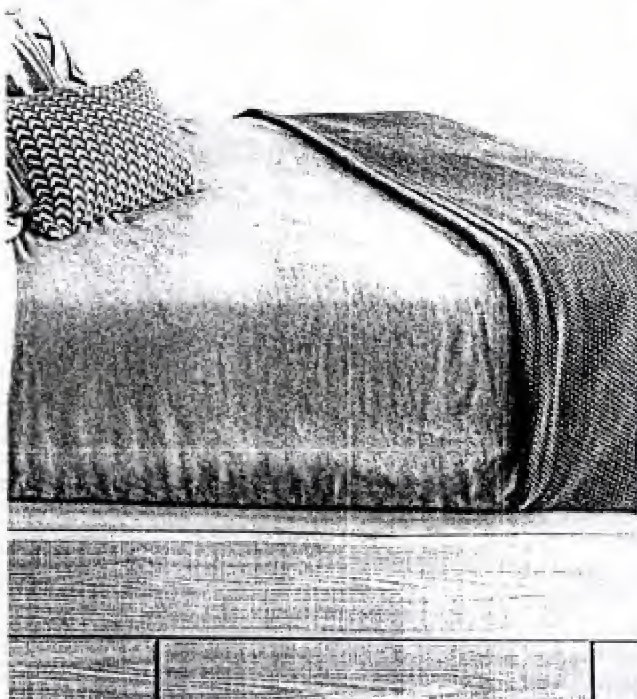
378



In 2016, the Washington Post wrote that Detroit is fast-becoming a "food mecca" due to its burgeoning restaurant scene.⁴

The chef at local favorite Selden Standard recently became a 'James Beard Award' semi-finalist, while Republic was named among '100 Best Restaurants For Foodies' by OpenTable.⁵

1. 2017 STR, Inc. / STR Global, Ltd.
2. Co-Star, CBRE Hospitality Report 2017
3. Detroit Experience Factory
4. Washington Post, 2016
5. Open Table, 100 Best Restaurants for Foodies



DETROIT'S URBAN CORE
RESIDENTIAL

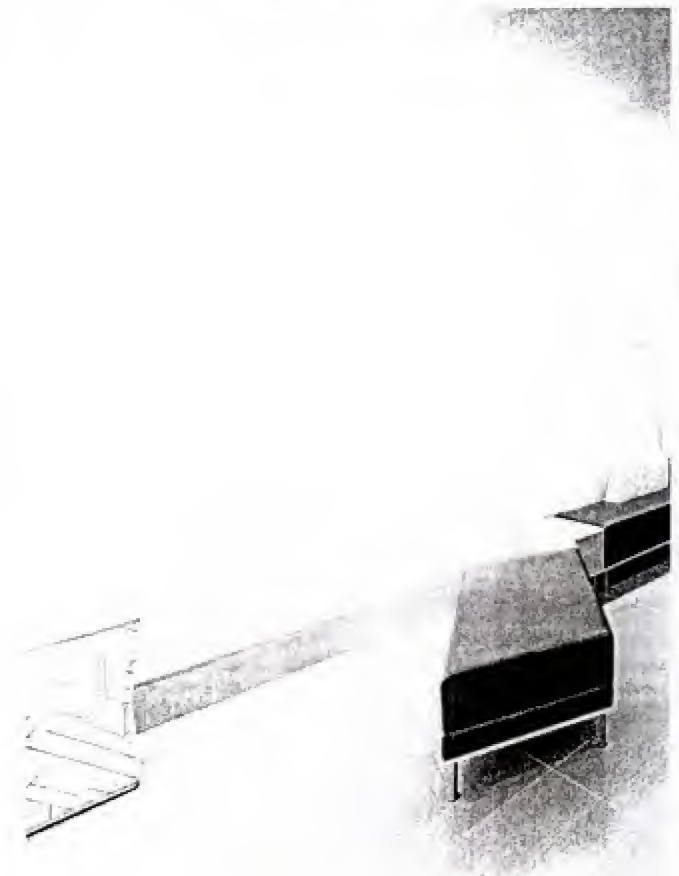
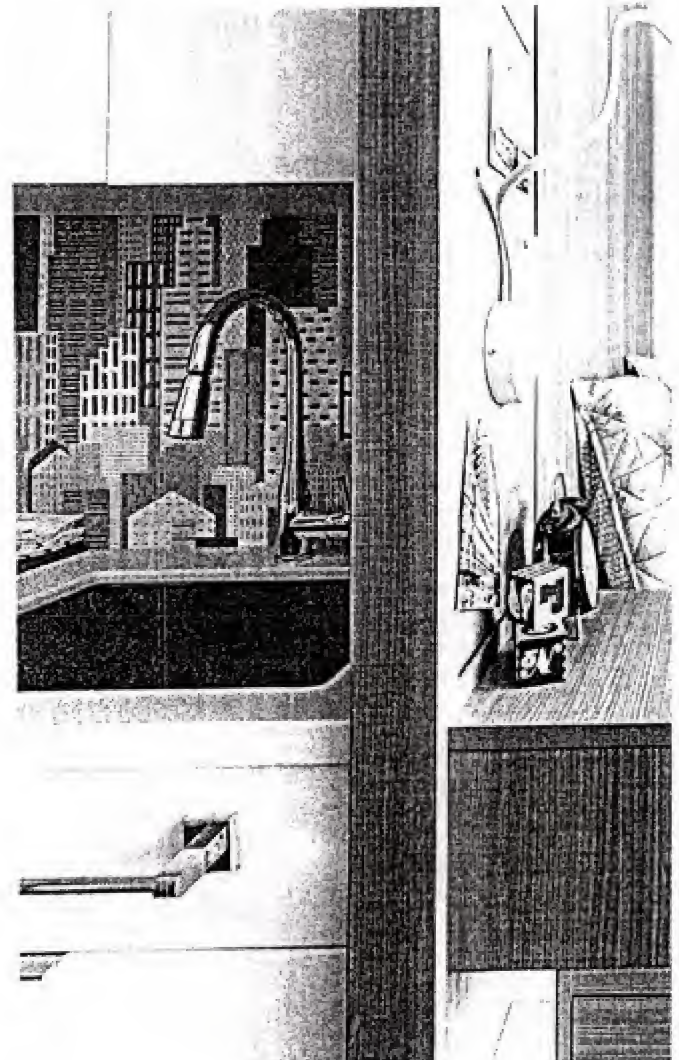
DOWNTOWN LIVING

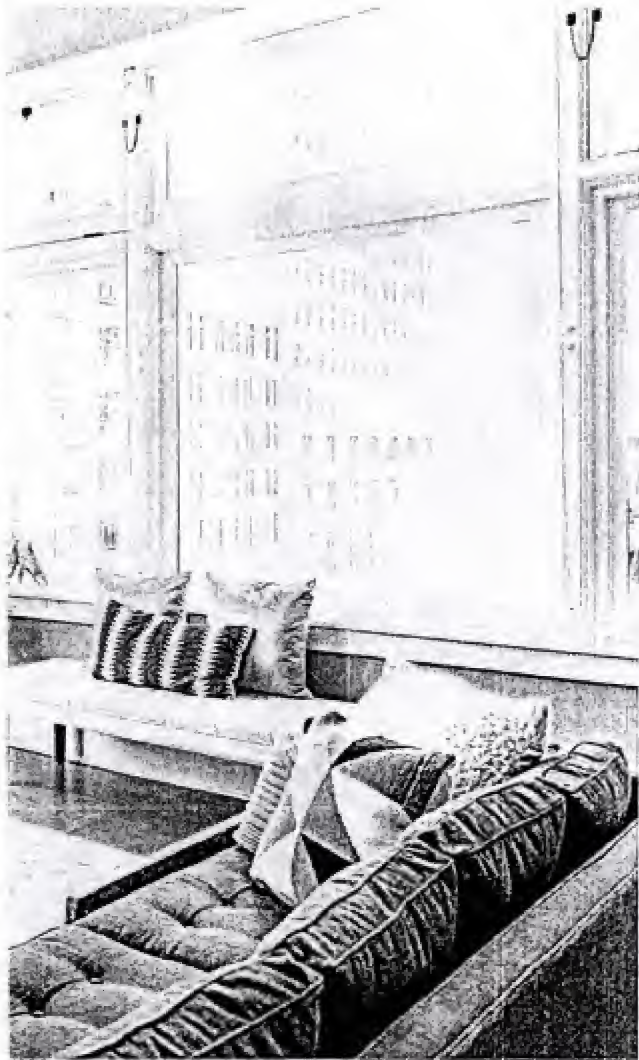
28GRAND

As residents spend more time enjoying the city's vibrant attractions and active nightlife, living space should complement their lifestyles. 28Grand introduces a new mode of urban living to the heart of Capitol Park. With fully furnished microlofts, extensive community amenities, and easy access to all that Downtown Detroit has to offer, 28Grand is the next big thing in city living.

Tall ceilings and large windows with views of Capitol Park complement these thoughtfully appointed microlofts. Designed with an eye towards efficiency, each unit features a full bath, kitchen, and custom built-in cabinetry and storage. All units are fully furnished to provide a truly turnkey living experience.

Amenity spaces were thoughtfully planned - residents will enjoy access to a fitness room, community kitchen, a multimedia living room, a library, and an outdoor terrace overlooking Capitol Park.



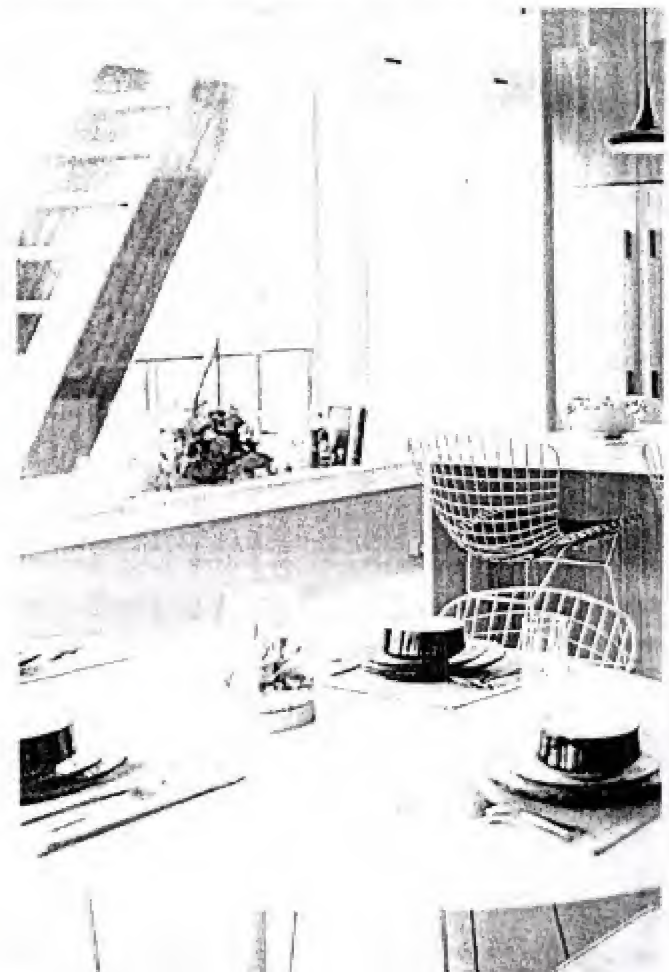
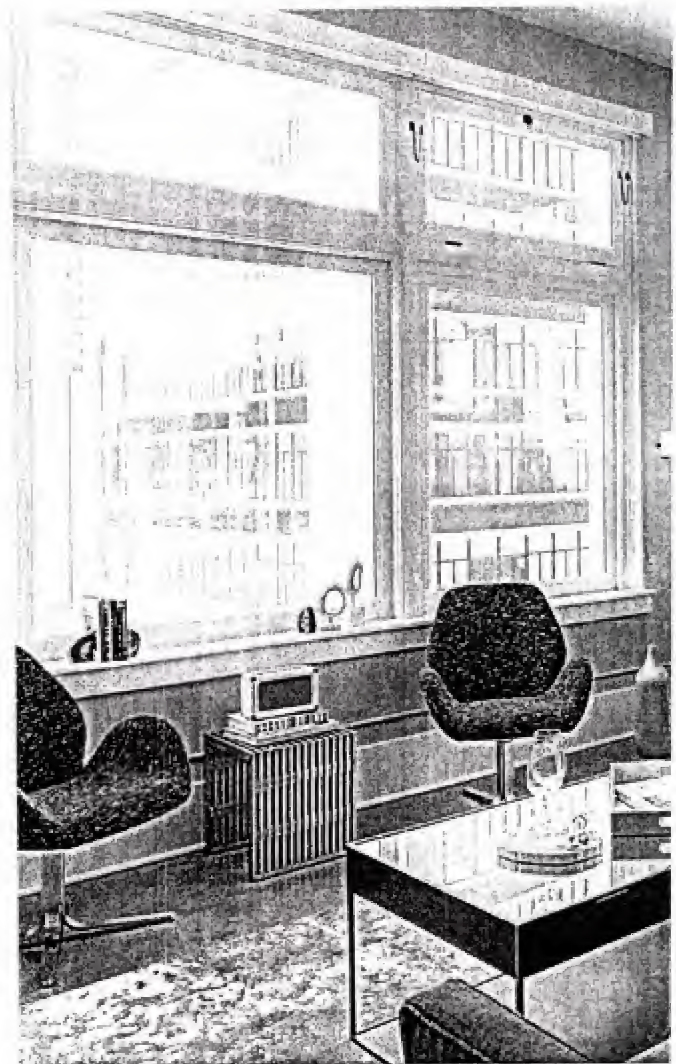


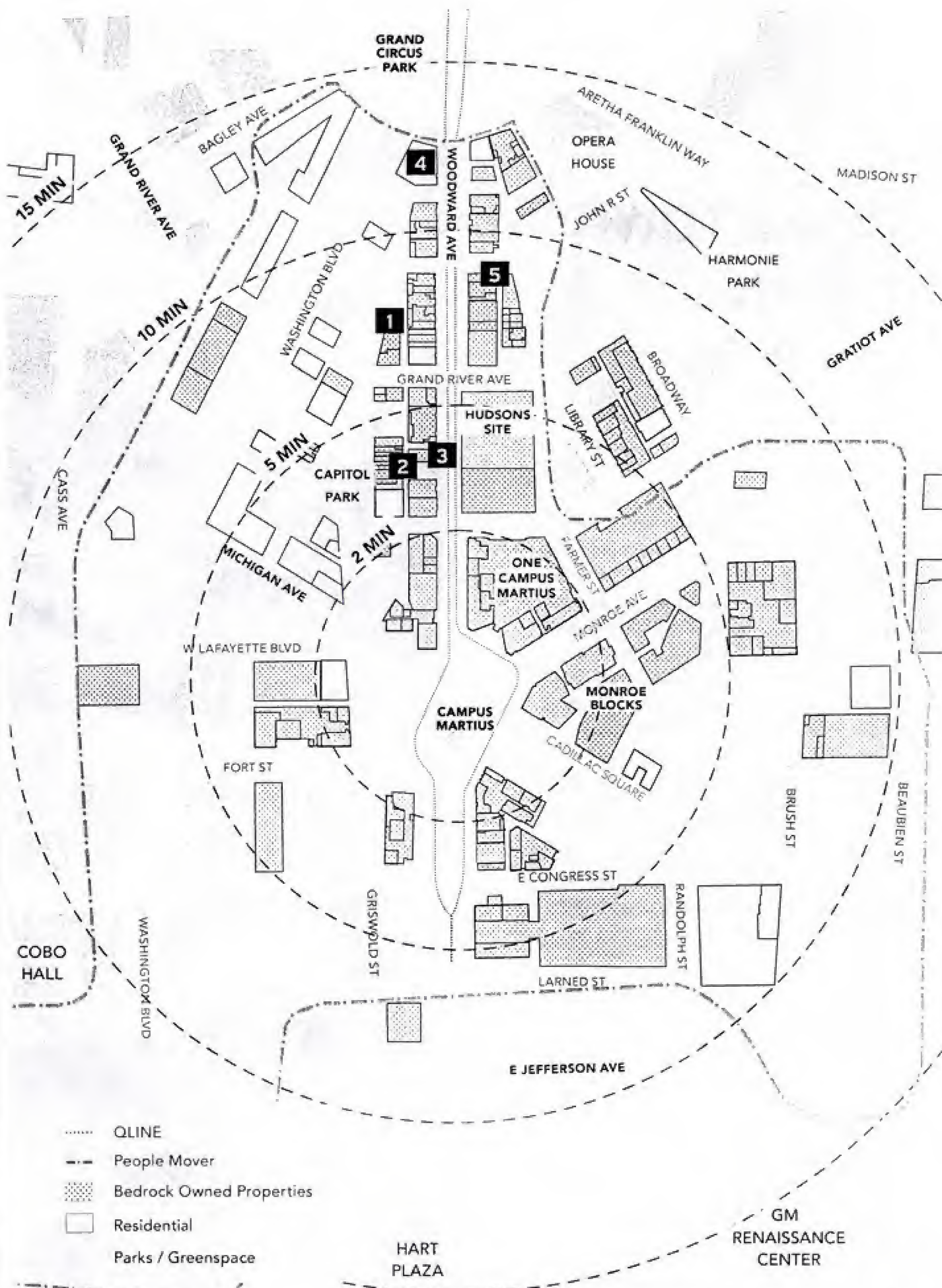
DETROIT'S URBAN CORE
RESIDENTIAL

DOWNTOWN LIVING

1456 WOODWARD

Originally constructed in 1917, Fourteen56 Woodward is one of downtown Detroit's most elegant and distinctive residential addresses. Located at the corner of Woodward Avenue and John R., Fourteen56 lies in the heart of one of the most architecturally significant streetscapes in the city of Detroit - Woodward Avenue - a highly desired location brimming with activity. Residents enjoy shopping, entertainment, fine dining, and cultural venues, all within a few blocks. Public parks and active spaces are just steps away from lively Campus Martius Park and the newly opened Beacon Park. Fourteen56 is neighbor to the boutique hotel design by luxury watch brand Shinola, set to open its doors in 2018.





DETROIT'S URBAN CORE: RESIDENTIAL

RESIDENTIAL LIFESTYLE

The resurgence of Detroit has brought strong demand for housing, restaurants, retail, and other lifestyle amenities as more millennials move to the Greater Downtown area.

33% of the Greater Downtown population are millennials — people between the ages of 18-34. This is 10% higher than the U.S. average for urban cities. Nationally, millennials make up 21% of consumer discretionary purchases, which is estimated to be over a trillion dollars in direct buying power.¹

At the heart of Detroit and Windsor exists the original Central Business District that has evolved to merge business, retail, restaurants, and residential opportunities. Detroit's urban core is home to both newly constructed residential towers and famous landmarks that have been recently converted to apartments or condos. These coveted residential options offer architecturally significant high-rise living with views of Detroit, Canada, and beyond. At the street level, urban core residential living is strategically located within walking distance of significant employment centers, nightlife, world-class cultural amenities, public parks offering free programs, and the Detroit RiverWalk.

RESIDENTIAL UNITS IN PIPELINE FOR GREATER DOWNTOWN DETROIT²

8,500

There are more than 8,500 new residential units in the development pipeline by 2022.²


1. Millennial Marketing: Millennialmarketing.com
2. CoStar

1 28GRAND




\$900
PER MONTH (fully furnished, util incl.)
1 BDS - 1 BA - 279 SQFT

2 THE ALBERT




\$1,525
PER MONTH
1 BDS - 1 BA - 800 SQFT

3 MERCHANTS ROW



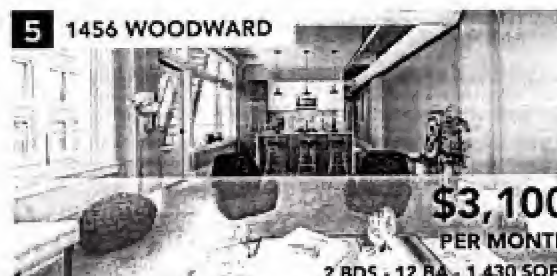
\$2,020
PER MONTH
2 BDS - 2 BA - 1,190 SQFT

4 DAVID WHITNEY

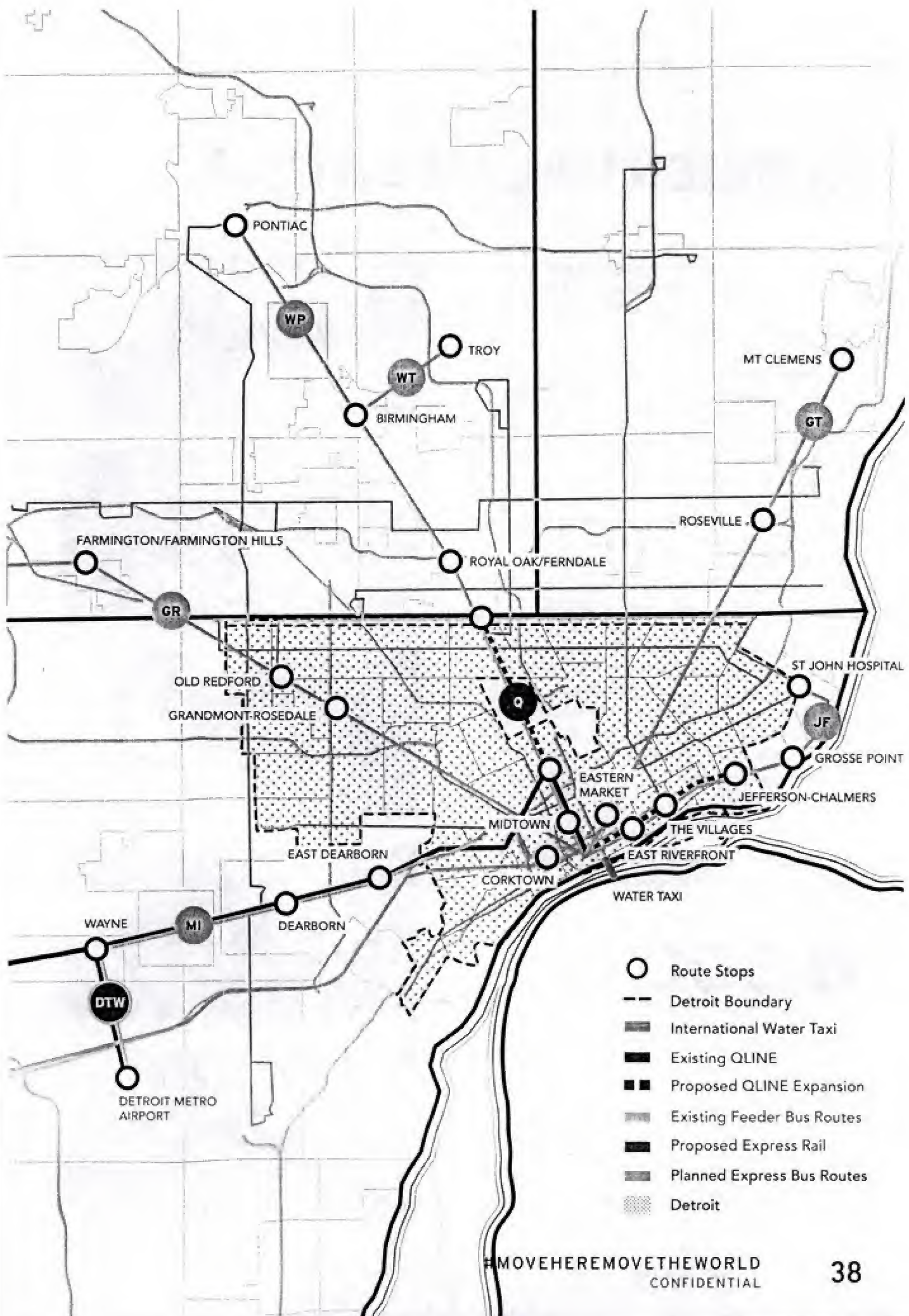


\$2,800
PER MONTH
1 BDS - 1 BA - 714 SQFT

5 1456 WOODWARD



\$3,100
PER MONTH
2 BDS - 12 BA - 1,430 SQFT



DETROIT'S URBAN CORE: MOBILITY

REGIONAL TRANSIT STRATEGY

As the least-congested major US metro area, many suburban communities are accessible to downtown Detroit within a short drive. New investments in regional transit will continue to expand access to these communities.

EXPRESS BUS TRAVEL TIMES

Express bus service will offer fast, frequent service on the main corridors of the region throughout the day.

GROSSE POINTE PARK	20 Minutes
DEARBORN	20 Minutes
FERNDALE	20 Minutes
ROYAL OAK	20 Minutes
MT CLEMENS	30 Minutes
BIRMINGHAM	40 Minutes
ANN ARBOR	50 Minutes
NOVI	50 Minutes

Planned Express Bus Routes

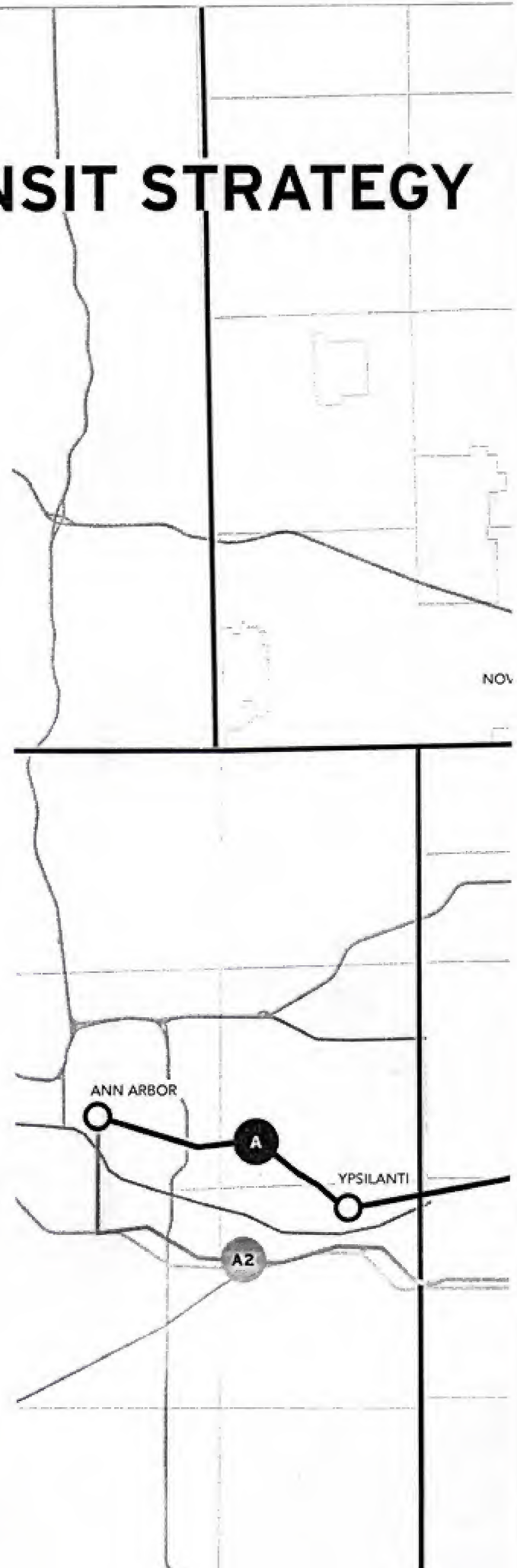
- A2** Ann Arbor
- DTW** Detroit Metro Airport
- GT** Gratiot
- GR** Grand River
- JF** Jefferson
- MI** Michigan
- WP** Woodward Pontiac
- WT** Woodward Troy

Proposed Express Rail

- A** Ann Arbor
- DTW** Detroit Metro Airport

QLINE

- Q** QLINE

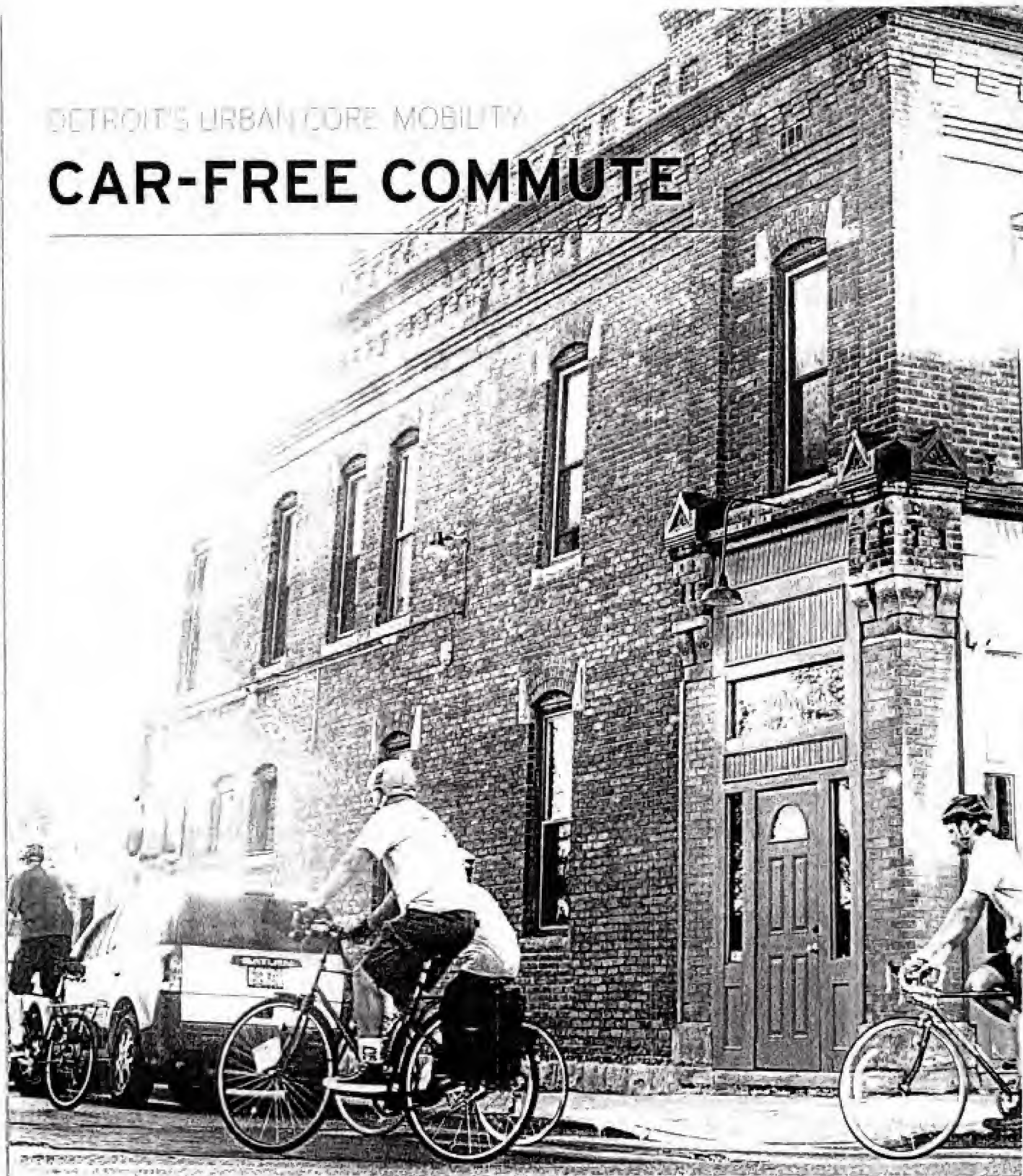


1. Inrix Global Traffic Scorecard, 2017

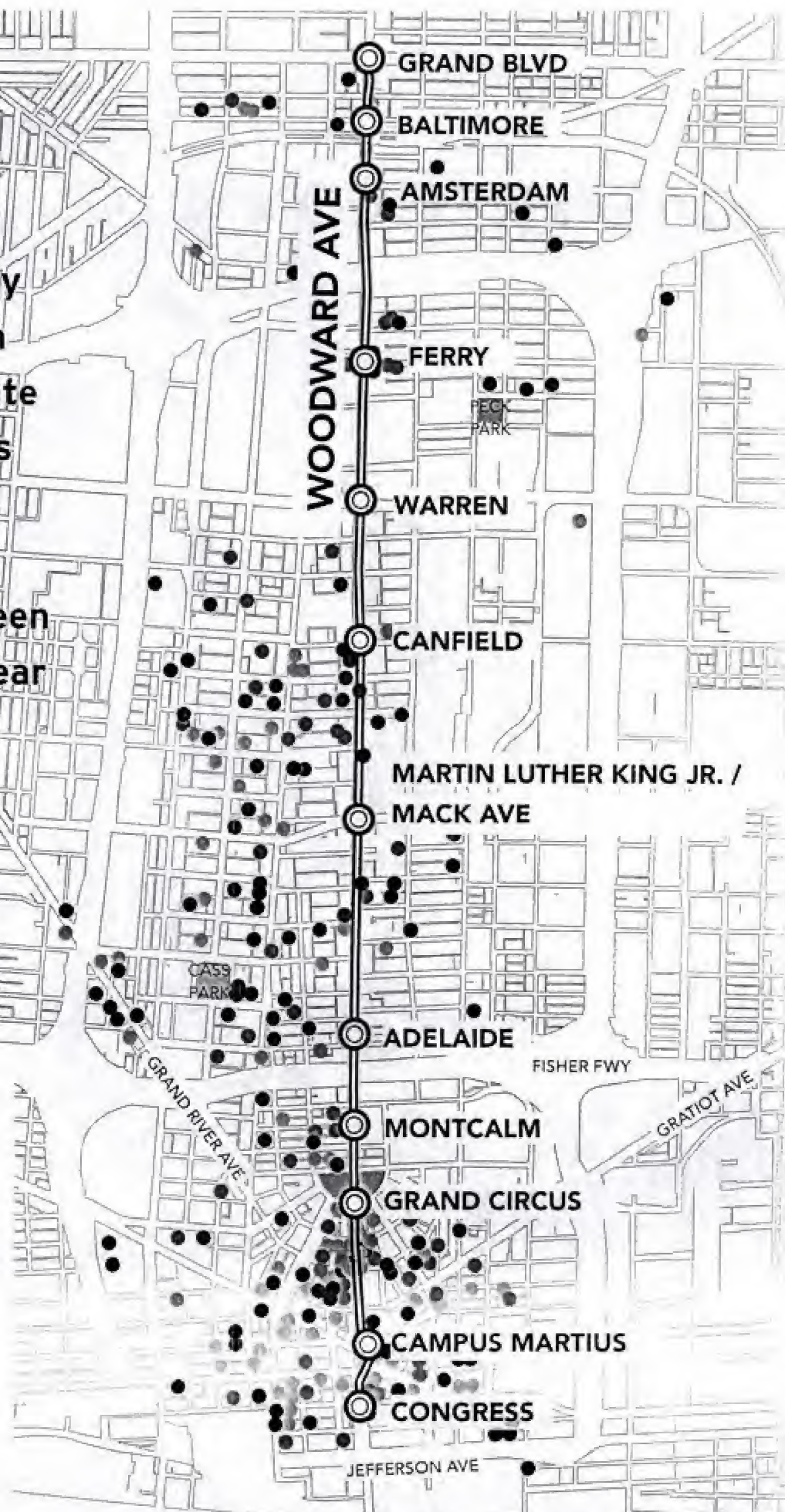


DETROIT'S URBAN CORE MOBILITY

CAR-FREE COMMUTE



Since 2013, approximately \$7.0 billion in new real estate developments have broken ground, debuted or been announced near the QLINE.



DETROIT'S URBAN CORE: MOBILITY

QLINE



DETROIT'S STREETCAR

Launched in May 2017, the QLINE provides public transportation along Greater Downtown's main thoroughfare, Woodward Avenue. Replete with vertical bike racks and Wi-Fi, the QLINE stops at 12 stations, linking 36,000 residents to 134,400 jobs, as well as downtown attractions like museums, sports arenas, restaurants, retail, and the riverfront.²

In recent studies, The American Public Transportation Association calculates that every dollar spent on public transportation generates up to \$8 in economic returns. The QLINE is projected to ignite over \$3 billion in economic development.

1. Robert Snell: Investors queue up for QLINE: Real estate deals show economic clout of mass transit project: Detroit, MI: Crain's Detroit Business, April 17 2016
2. Detroit 7.2 SQ Miles Report, Greater Downtown in Context, 2014
3. M-1 Rail Development + Construction Inclusion Report 2013-2017

A 3.3 Mile Streetcar Service Line,

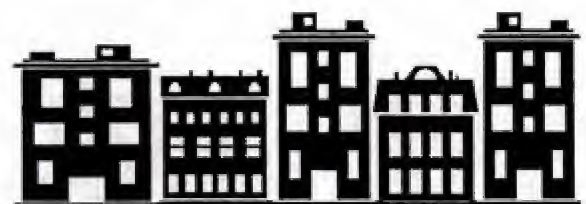


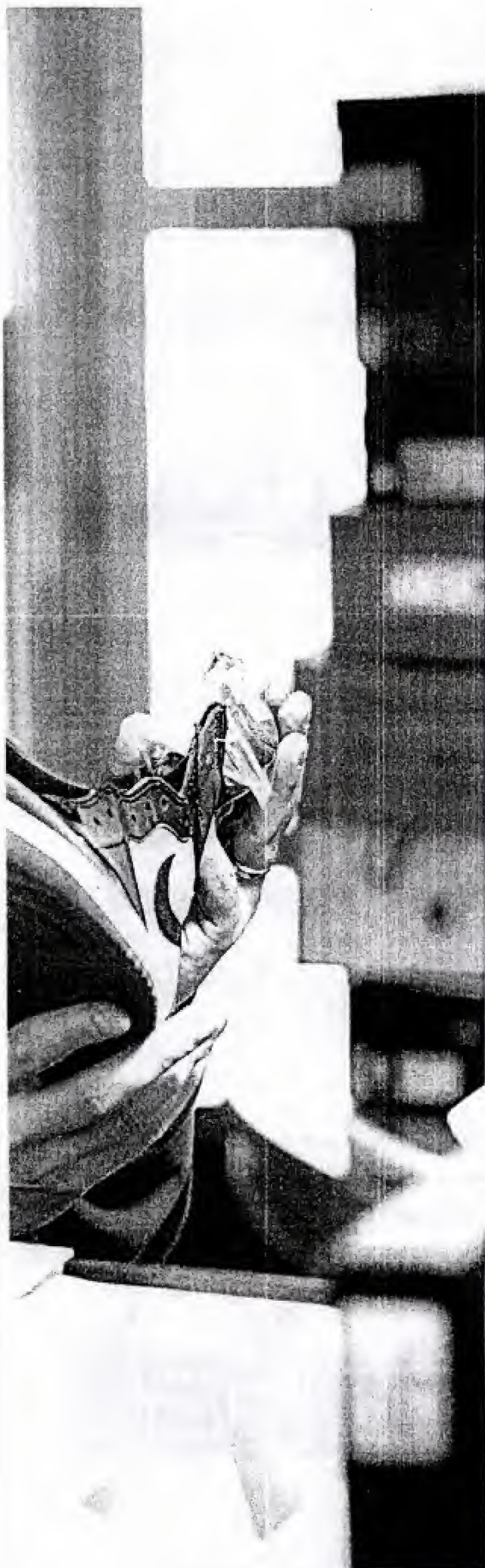
PROJECTED TO IGNITE OVER

\$3B

IN ADDITIONAL ECONOMIC
DEVELOPMENT

Sparking demand for over 10,000
new residential units, offices and
commercial projects clustered near
Woodward Avenue,¹





DETROIT'S URBAN CORE OFFICE

START-UP DETROIT

STOCKX

Start-up companies are leveraging Detroit's low barriers to entry and ample access to venture capital in order to become part of the burgeoning tech scene downtown.

StockX, the Stock Market of Things, was launched in February of 2016 by former IBM consultant and long-time sneakerhead Josh Luber. While working at the multinational technology company, Luber was able to obtain some data on sneakers, with the end goal of determining what one certain pair was worth. This sparked the idea for StockX.

Born in the heart of downtown Detroit, StockX is the world's first sneaker stock market - a live 'bid/ask' marketplace. Buyers place bids, sellers place asks, and when a bid and ask meet, the transaction happens automatically. Retro Jordans, Nikes, Yeezys, and more - 100% authentic guaranteed.

Since launching, Stock X has diversified into watches, handbags and sneakers.





1. "Los Angeles County a Microcosm of Nation's Diverse Collection of Business Owners" United States Census Bureau, 2015.

2. "Census Bureau Reports the Number of Black-Owned Businesses Increased at Triple the National Rate." United States Census Bureau, 2011.

At 77%, Detroit boasts America's highest percentage of African-American owned businesses.

BLACK CULTURE IN DETROIT

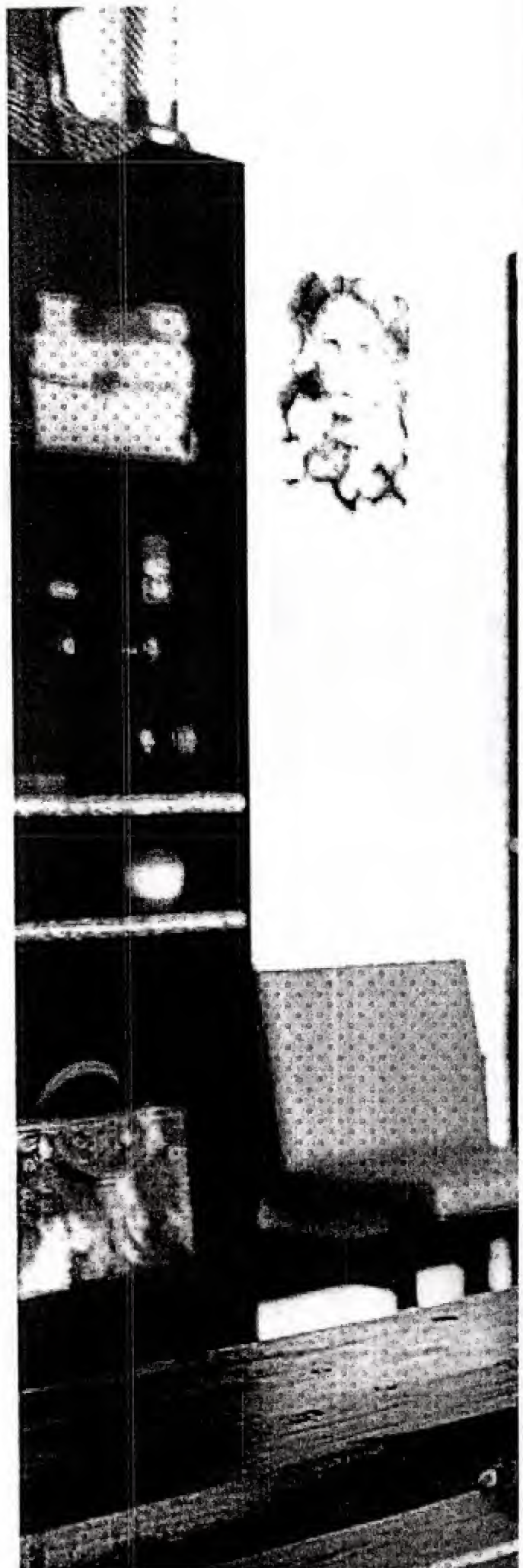
Composing 83% of the urban population, African American communities are the backbone of the culture and economy of Detroit.

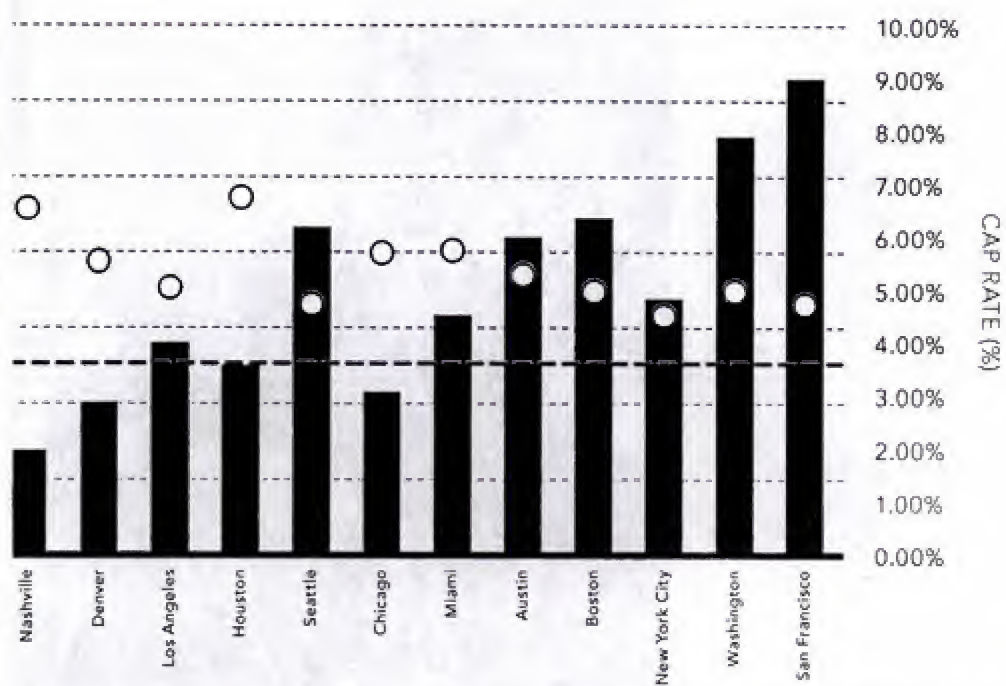
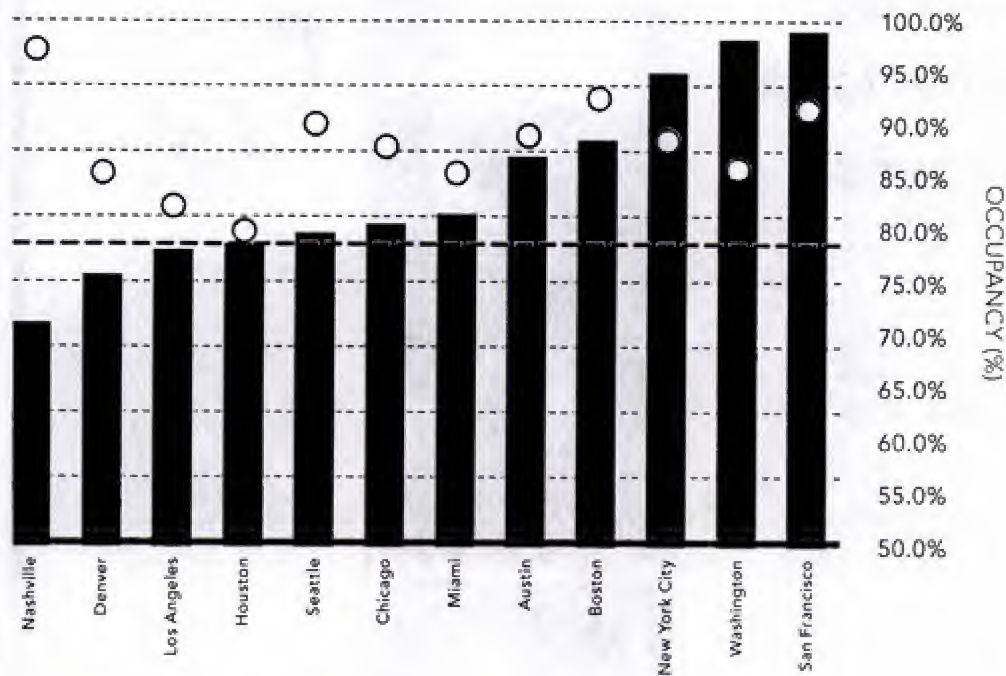
Dating back to the mid-1800s, Detroit has served as a prominent location for African American heritage. With the rise of manufacturing and the automotive industry, black Americans found economic and social opportunity in Detroit at the turn of the twentieth century.

Though not without tensions, Detroit's black community grew in strength and influence over decades of strong leadership, activism, and the civil rights movement.

Organizations like the National Business League, a strong chapter of the NAACP, the Charles H. Wright Museum of African American History, and many grassroots community organizations continue to build on this cultural legacy. More than 32,000 Black-owned businesses, from restaurants to creative agencies to law firms, thrive in Detroit today.

As Detroit continues to grow, these entrepreneurs and community leaders will play a pivotal role in shaping their city's future.





OPPORTUNITY DETROIT

Despite recent growth and continued momentum, Detroit remains a bargain. In Detroit, Amazon can create a vibrant downtown campus at one of the lowest occupancy costs of any major North American metropolitan area.

While strengthening U.S. macro-economic performance is bolstering absorption and increasing rents in most American real estate markets, 18-hour cities like Detroit have seen more moderate rent increases and cap rate compression providing an opportunity for a cost effective real estate solution and value creation. By locating in Detroit/Windsor, Amazon can occupy beautiful historic properties and new Class A office towers within a mixed-use downtown. Finding an equivalent urban campus opportunity in another top 15 metropolitan area in North America would cost at least double the price, if available at all.

For example, asking rents for Class A office space in Detroit are \$22 per sq. foot, compared to \$44 per sq. foot across other major downtown markets, according to CoStar data services. According to JLL's 2017 U.S. Office Outlook report, large blocks of Class A office space in newly developed CBD properties are asking rents of \$49 on average.

Detroit's value proposition is also reflected by sale prices and cap rates of Class A CBD offices exhibiting a significant discount to other markets. In Detroit, Amazon has a unique opportunity to enjoy significant value creation should it choose to own a portion of its real estate.

EXHIBIT 1,
CBD CLASS A OFFICE RENTAL RATES & OCCUP.

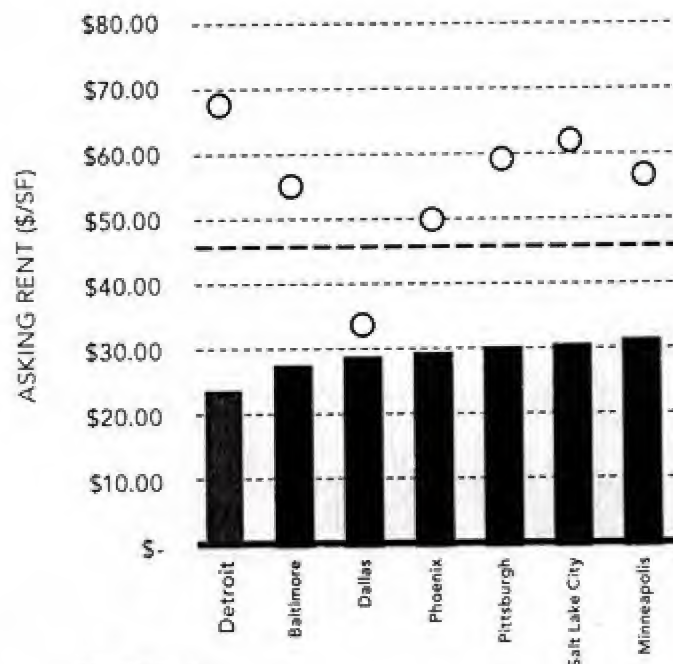
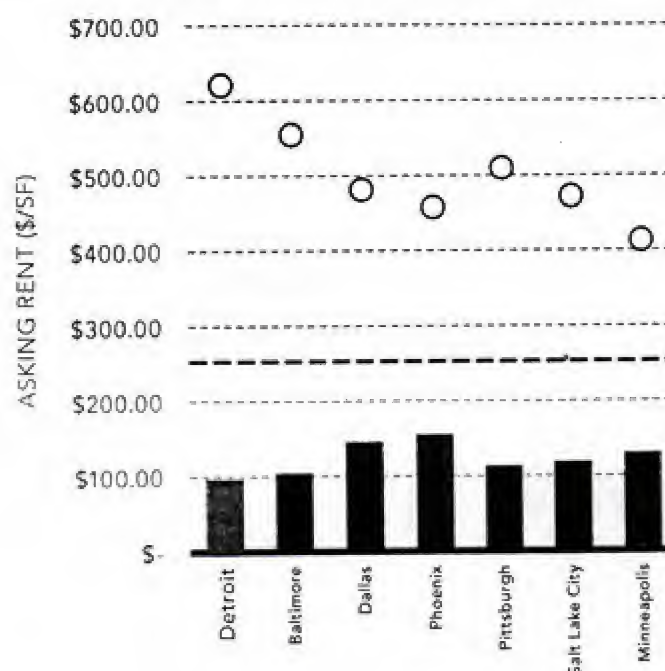
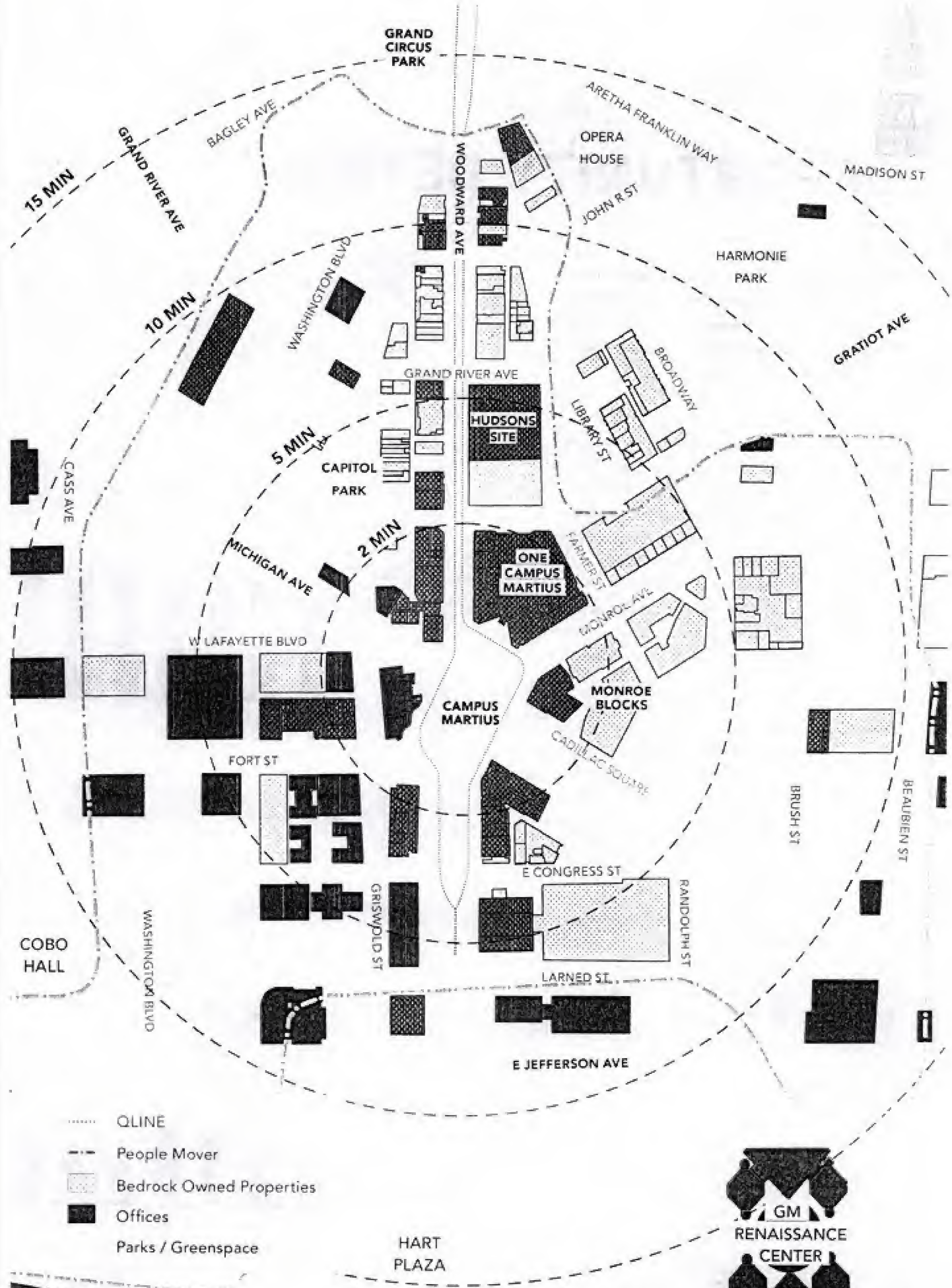


EXHIBIT 2,
AVERAGE SALE PRICE PSF + CAP RATES



1. JLL - Q3 2017 JLL local office report
2. CoStar data services
3. CBRE - H1 2016 Cap Rate Survey



#MOVEHEREMOVETHEWORLD
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DETROIT'S URBAN CORE: OFFICE

WORKFORCE + OFFICE

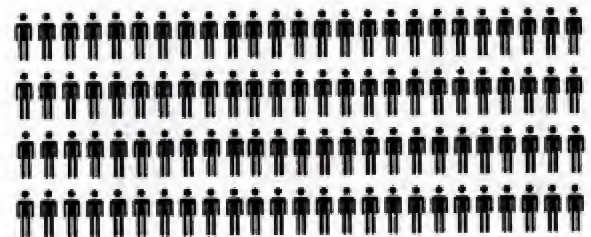
In 2011, there were 134,400 people employed in Greater Downtown. Significant employment increases within the last four years have added more than 19,000 additional employees to the CBD.

The office leasing market has gained considerable momentum as national and regional attraction strategies have brought new companies to the city, suburban companies have moved back downtown, and new businesses have opened. This increase in worker population has decreased office vacancy and increased market rents.

Despite increased office absorption, market rents remain attractive relative to other major metropolitan cities. Businesses coming to or expanding within the CBD include, but are not limited to: Fifth Third Bank, Ally Financial, Campbell Ewald, Molina Healthcare, Gas Station TV and Quicken Loans. Quicken Loans is perhaps the most prominent example of a successful relocation to the CBD. Their move from Livonia, MI showed other leading businesses, such as Google, Microsoft and Twitter, that the city offers an attractive environment for employees and talent.

EMPLOYMENT IN GREATER DOWNTOWN DETROIT,

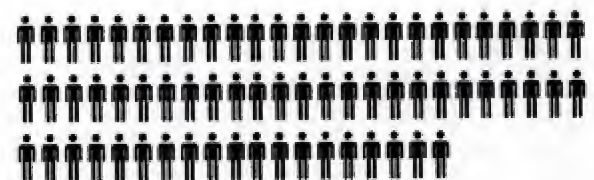
Central Business District (CBD)



85,489

Since 2011, the CBD has added thousands of employees including 15,000 Quicken Loans affiliated team members, 3,400 Blue Cross Blue Shield employees, and 600 Campbell Ewald employees, amongst many others.

MIDTOWN



59,557

7.2 SQ MILE NEIGHBORHOODS



8,355

Other 7.2 sq mile Neighborhoods: Eastern Market, Corktown, Rivertown, Woodbridge, and Lafayette Park

1. The Hudson-Webber Foundation: 7.2 SQ Mile Report 2015. Detroit, MI.: The Hudson-Webber Foundation, 2015

DETROIT'S URBAN CORE STRATEGIES

PROGRAM USED TO INCREASE WALKABILITY INDEX

WORKFORCE + OFFICE	Quicken Loans and Family of Companies, Meridian Health Plan, Blue Cross Blue Shield, DTE Energy, Ilitch Companies, General Motors, Chrysler, Henry Ford Health System, Ally Financial, PwC, Compuware, Plante Moran, EY, Fifth Third Bank, Honigman, Dykema Gossett, Dickinson Wright, Clark Hill, Deloitte, McKinsey & Co., Amazon, Snapchat, WeWork, Pinterest, Microsoft, Twitter...
MOBILITY	QLINE, Regional Transit Authority, Bike Network, Regional Transit Network, MoGo Bike Share, Bike Lanes...
RESIDENTIAL LIFESTYLE	28Grand, 1456 Woodward, Woodward Lofts, City Modern, The Albert, The Malcomson, The Lofts at Merchant's Row, Renaissance City Apartments, Broderick Tower, Kales Building, Library Lofts, Iodent Lofts, Book Cadillac Residences, David Whitney Residences...
HOSPITALITY	Foundation Hotel, Shinola Hotel, The Westin Book Cadillac, Hilton Garden Inn, Marriott, The Inn on Ferry Street, Holiday Inn, Aloft Hotel, Crowne Plaza Hotel, Cobo Convention Center...
RETAIL + RESTAURANTS	Iululemon, Bonobos, Nike, Warby Parker, Under Armour, John Varvatos, Callexico, Moosejaw, Dime Store, Wright & Co, Corner Stone, Townhouse, Punch Bowl Social, Maru Sushi, House of Pure Vin, Starbucks, Roasting Plant, Avalon, The Royce, Bird + Bee...
ARTS, CULTURE, + ENTERTAINMENT	Comerica Park, Little Caesars Arena, Ford Field, Detroit Opera House, Fox Theatre, Fillmore Theatre, Gem Theatre, Music Hall, Charles H Wright Museum of African American History, Detroit Institution of Arts, Museum of Contemporary Art Detroit, Detroit Historical Museum, Motown Museum, Library Street Collective, Detroit City Art Walk...
PUBLIC PARKS	Campus Martius Park, Cadillac Square, Harmonie Park, Capitol Park, Hart Plaza, Grand Circus Park, Beacon Park, Spirit Plaza, Woodward Esplanade, Detroit Riverwalk...

DETROIT'S URBAN CORE

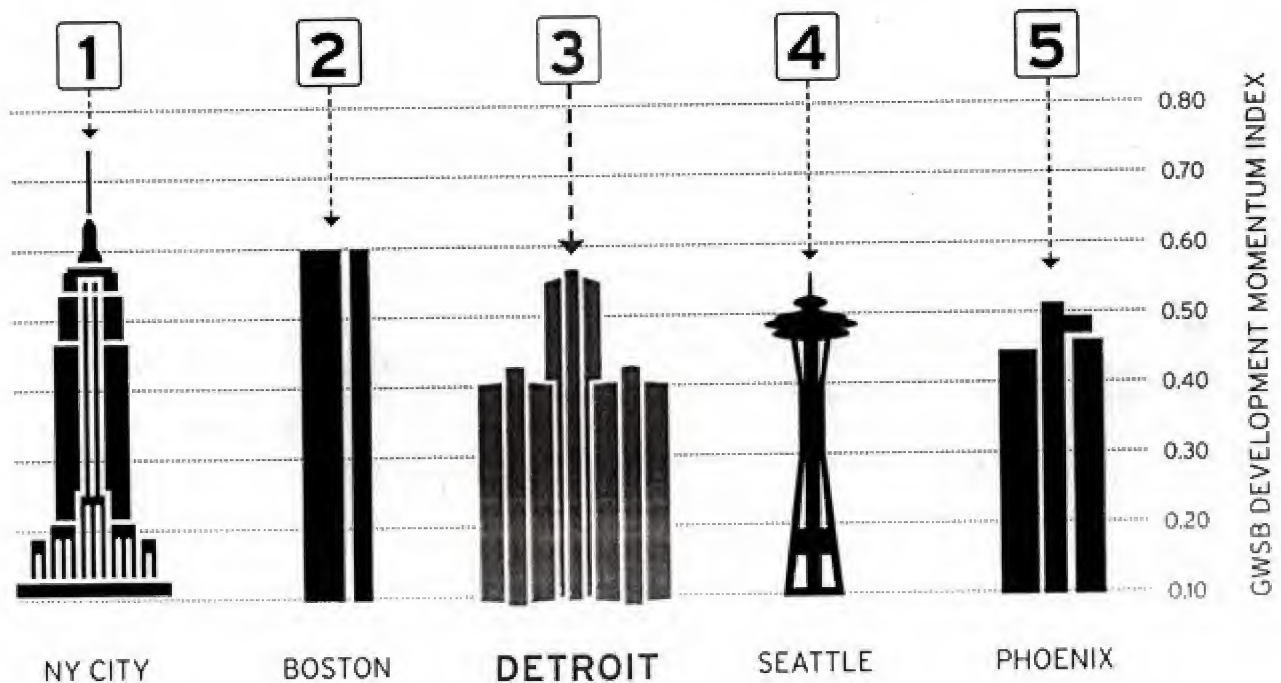
WALKABLE URBAN CORE

The urban core is the epicenter of Detroit's current renaissance. New businesses have joined longstanding community pillars to build a walkable downtown full of thriving retail and restaurant destinations. With something for every taste within a few-block stroll, Woodward Avenue retains the main-street feeling that made Downtown Detroit a retail and entertainment destination a century ago. Historic buildings intermingle with modern construction and pocket parks for a unique downtown experience.

Walkability index Walkscore rates the Campus Martius area with a walk score of 99 out of 100, a "walker's paradise." The area also scores well in terms of transit and bikeability, allowing residents and workers to easily access other parts of the city from the hub of the downtown core.

DETROIT RESURGENCE

During the current economic recovery, which began in 2010, metropolitan Detroit has been adding walkable urban development faster than any of the country's 30 largest metropolitan areas, according to a recent George Washington University School of Business (GWSB) research report.² Much of the walkable urban growth in the region has been catalyzed by remarkable development in downtown Detroit, a direct result of Bedrock and Dan Gilbert's Family of Companies (FOC) move to, and investment in, the city starting in late 2010. This metric, along with other GWSB leading indicators, in combination suggest Detroit has the 3rd highest walkable development momentum in the country.



1. Walk Score, 2017

2. Foot Traffic Ahead - 2016, C. Leinberger, The George Washington University School of Business

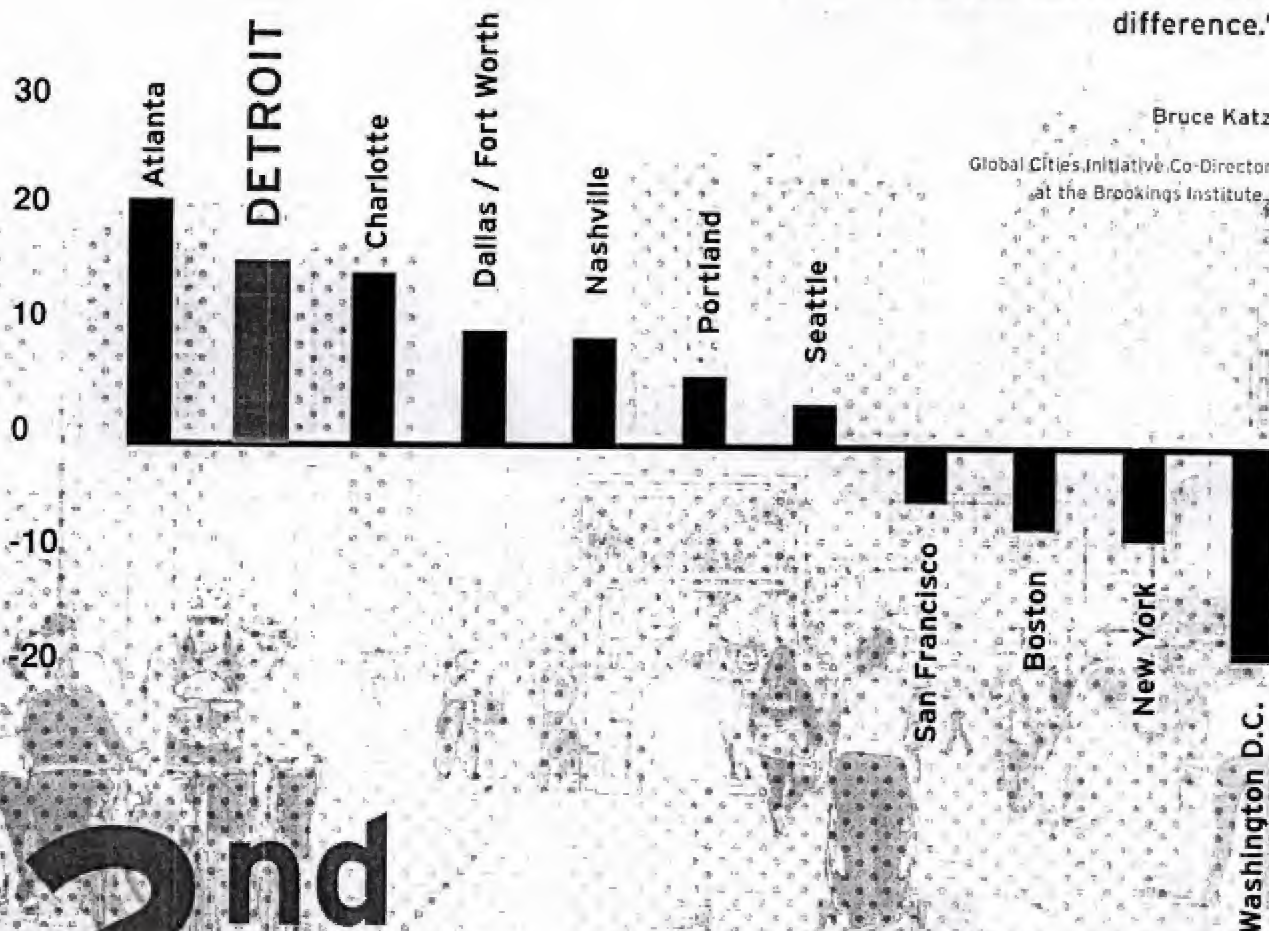
2010-2016 EMERGING TRENDS OUTLOOK RANKING,

"For any individual who wants to build a company or contribute to the city, Detroit is the perfect place to be."

"You can come to Detroit and you can really make a difference."

Bruce Katz

Global Cities Initiative Co-Director
at the Brookings Institute



2nd LARGEST JUMP

DETROIT WAS IDENTIFIED BY PWC AND ULI AS ENJOYING THE SECOND LARGEST INCREASE IN MARKET OUTLOOK RANKING FROM 2010 - 2016.

1. PwC and the Urban Land Institute: Emerging Trends in Real Estate®2016. Washington, D.C.: PwC and the Urban Land Institute, 2015.
2. Corey Williams, Detroit, MI.: Crain's Detroit Business, May 21 2015

DETROIT'S MOMENTUM

**The best time
to become a
part of Detroit
is right now.**

Capital investments made over the last five years are coming to fruition, and the city has arrived at a tipping point in its economic development. The vibrant future of Detroit is being fueled by the explosive growth in business expansion and cultural development taking place in the city's urban core – the Central Business District.

DETROIT IS THE LEADING EXAMPLE OF THE NATIONAL TREND IN THE RISE OF THE "18-HOUR CITY"

PwC and Urban Land Institute's ("ULI") 2016 "Emerging Trends in Real Estate" report identified a growing confidence by the real estate industry in potential investment returns in secondary markets that have been gaining national prominence.

These cities include Austin, Denver, San Diego and Detroit, and are affectionately referred to as the "18-hour cities." According to PwC and ULI, the 18-hour cities have been consistently making headway in replicating what makes the 24-hour gateway cities so attractive.

These cities have built upon this momentum by marrying big city amenities with their own unique culture. Downtown transformations have combined the key ingredients of housing, retail, dining, offices, and public spaces to regenerate urban cores, spurring investment and development, and raising the quality of life for tenants and residents alike.

Catalyzed by walk-to-work housing and downtown amenities, employers are locating their offices downtown.

Detroit's rise as an 18-hour city is proof that the right urban mix bolsters occupancy, density and market values. Having experienced a period of record growth in its downtown in the recent past, Detroit was identified by PwC and ULI as enjoying the second largest jump in market outlook from 2010-2016.¹ Commitment to a thriving urban core, destination-oriented retail, public space activation, and increasing multi-modal transit choice has positioned Detroit for continued long-term sustainable growth.

SHIFT TOWARDS CITIES

AS URBANIZATION AND REVITALIZATION CONTINUE TO RESHAPE MANY MARKETS ACROSS THE U.S. – PARTICULARLY IN MIDWESTERN CITIES LIKE DETROIT – CITIES ARE SEEING A SURGE OF MIXED-USE URBAN DEVELOPMENT RESULTING IN A POPULATION SHIFT AWAY FROM THE SUBURBS AND TOWARD URBAN CORES.₃

Who wants to live in Urban American cities.₄

37%	Millennials
28%	Gen Xers
22%	Baby Boomers

CULTURE

12,550

THEATRE SEATS

The CBD boasts the second largest theatre district in the country with 12,550 seats. Theaters include the Fox, Fillmore, Gem, Music Hall, Opera House, and others.₅



The Detroit Institute of Arts is one of the top 10 museums in the country. Other museums in the area include Charles H Wright Museum of African American History, Museum of Contemporary Art, Detroit Historical Society, and Motown Museum to name a few.₅



Comerica Park, Ford Field, and Little Caesars Arena host four professional sports teams within five blocks making it the most concentrated sports district in the country.₅



3 major casinos in Detroit: MGM Grand, Greektown, and MotorCity Casino Hotel. 1 major casino in Windsor: Caesars.₅

Between sporting events, concerts, cultural attractions and other special events, downtown Detroit is activated 365 days a year.₅

DETROIT



Established 300 years ago, Detroit and its surrounding communities offer spectacular history and notable examples of nineteenth and twentieth century architecture.

FOUNDED BY THE FRENCH, DETROIT BECAME KNOWN AS THE "PARIS OF THE MIDWEST" DUE TO FRENCH ARCHITECTURAL INFLUENCES AND URBAN PLANNING STRATEGIES.



11

MAJOR MUSEUMS IN
GREATER DOWNTOWN,



14,126,734

VISITORS TO REGIONAL CULTURAL
ATTRACTIONS IN 2016₂

1. Downtown Detroit Partnership

2. Culture Source, The 2016 Nonprofit Regional Report, 2016

3. PwC and the Urban Land Institute: Emerging Trends in Real Estate® 2016, Washington, D.C.: PwC and the Urban Land Institute, 2015.

4. Urban Land Institute: America in 2015: A ULI Survey of Views on Housing, Transportation, and Community. Washington, D.C.: the Urban Land Institute, 2015

5. The Hudson-Webber Foundation: 7.2 SQ Mile Report 2015. Detroit, MI.: The Hudson-Webber Foundation, 2015

Fueled by public, private and philanthropic investment, Downtown Detroit is experiencing an unprecedented resurgence that has garnered national headlines. Formerly vacant buildings are being restored to their historic grandeur. New construction developments are going vertical to be filled with businesses, residents, eclectic shops, and inspired local dining spots. Progressive infrastructure improvements, residential developments, and public transportation initiatives such as the QLINE rail combine to catapult Detroit forward as one of the most forward-thinking yet authentic American cities.

As a leading destination for entrepreneurs to launch and grow their businesses, secure investment capital, and tap into a highly talented and educated "brain economy of the future," Detroit is becoming one of the most exciting entrepreneurial, wealth and job creating centers in the country. Appealing to every human's desire to be a part of something bigger, Detroit's urban core is filled with activity and creative innovation-yielding opportunities for everyone to live, work, and play in the 22nd century city.

IN PURSUIT
OF THE
FUTURE.

**DETROIT'S
URBAN
CORE,**

ONE CAMPUS. TWO COUNTRIES.

URBAN CORE REVITALIZATION STRATEGIES

WORKFORCE + OFFICE

MOBILITY

RESIDENTIAL LIFESTYLE

HOSPITALITY, RETAIL, +
RESTAURANTS

ARTS, CULTURE, +
ENTERTAINMENT

PUBLIC PARKS

#AMAZONDETROIT: REAL ESTATE OPPORTUNITIES

DESIGN YOUR DETROIT LIFESTYLE

URBAN
CORE

GREATER
DOWNTOWN

HISTORIC
NEIGHBORHOODS

WATERFRONT
LIVING

INNOVATIVE
COMMUNITIES

INNER + OUTER
RING SUBURBS

WINDSOR: DETROIT'S
SISTER CITY

NATURAL AMENITIES

Talent Attraction

Talent Retention

ONE CAMPUS. TWO COUNTRIES.

INTRODUCTION

This book is organized into several chapters that describe the quantifiable strategic and financial benefits of the Detroit-Windsor location, as well as the quality-of-life elements that make Detroit-Windsor a compelling home for Amazon HQ2.

Detroit's Urban Core. This chapter focuses on the current urban core revitalization strategies for Detroit's central business district that already has and will continue to attract talent to the metropolitan area.

- Office
- Mobility
- Residential Lifestyle
- Hospitality, Retail, and Restaurants
- Arts, Culture, and Entertainment
- Public Parks

#AmazonDetroit. Following the narrative on Detroit's Urban Core, this chapter outlines a 1) **flexible real estate framework** available in Detroit, and 2) a **suggested pathway to eight million square feet** for Amazon's Detroit HQ2. It is important to note that the suggested pathway to eight million square feet detailed in this chapter is only one of many real estate pathways available within the overall flexible real estate framework. Each of the existing buildings and development sites were selected purposefully because proximity to one another in Detroit's urban core and the successful outcomes already achieved by the aforementioned urban core strategies.

Design Your Detroit Lifestyle. This third chapter emphasizes Detroit's diverse lifestyle options as an engine of talent retention. From dense, energetic downtown high-rises to well-manicured suburban streets, Detroit and Windsor offer a variety of living options. The ability for talent to design a bespoke, high quality-of-life for a low cost-of-living will allow a broad range of employees to find their preferred lifestyle in the Detroit region. Examples of these lifestyle options include:

- Urban Core
- Greater Downtown
- Historic Neighborhoods
- Waterfront Living
- Innovative Communities
- Inner + Outer Ring Suburbs
- Windsor: Detroit's Sister City

Natural Amenities. Regardless of the lifestyle option selected, each of these varied living typologies is supported by the region's **Natural Amenities**, ensuring opportunities for outdoor recreation to support a healthy work/life balance. Whether in the form of an urban riverfront park or a secluded campground on Michigan's remote Upper Peninsula, the area's wealth of natural capital affords residents many opportunities to unplug and connect with the environment in an increasingly stressful world.

MICHIGAN, USA

DETROIT

HIGHLAND PARK

HAMTRAC

Woodward Ave

Jefferson Ave

Atwater St

Riverside Dr

Belle Isle

Wyandotte St

LAKE
ST. CLAIR

Ouellette Ave

WINDSOR

ONTARIO, CANADA

DETROIT
ER



ONE CAMPUS. TWO COUNTRIES.

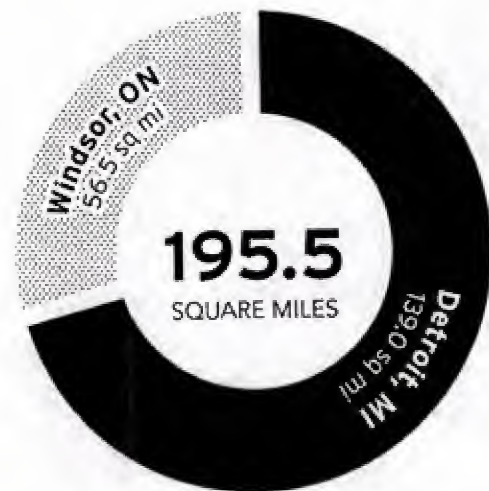
INTRODUCTION

The Detroit–Windsor region is an international trans-border agglomeration combining the Detroit region, anchored by the American city of Detroit and the Canadian city of Windsor, Ontario.

The Detroit–Windsor area acts as a critical commercial link connecting the United States and Canada with a total population of approximately 5.8 million people. The two cities are located on either side of the Detroit River – Windsor on the southern shore and Detroit to the north – and together they share 26 miles of riverfront land.

The Detroit Regional Chamber defines the Detroit region as the 11 southeastern Michigan counties of Wayne, Oakland, Macomb, Livingston, St. Clair, Lapeer, Genesee, Washtenaw, Monroe, Lenawee and Shiawassee. With a population of over 5.4 million people, the 11-county Detroit region is larger than half of the states in the U.S. The Southern Ontario City of Windsor and county of Essex adds approximately 400,000 residents. The region's hardworking workforce rooted in Midwestern values continues to attract companies from across the country and around the world.

Influential companies increasingly use downtown Detroit as a tool to attract talent. Seven years ago, Quicken Loans relocated downtown to attract talent with great success, and since then many others have followed suit. The list spans Fortune 500 companies to tech startups, all looking to take advantage of longstanding Detroit talent and a growing crop of young professionals eager to be a part of something consequential.



26 MILES

OF SHARED RIVERFRONT

5,389,392

DETROIT METRO REGION POPULATION,

+ 388,782

WINDSOR-ESSEX COUNTY POPULATION,

5.8 million

TOTAL DETROIT-WINDSOR
METROPOLITAN POPULATION

1. U.S. Census, 2016 Population Estimates
2. Thomas Brinkhoff, City Population Database, 2016

Straddling the picturesque Detroit River and separated by only a half-mile, Detroit and Windsor have always served to strategically connect the rich resources of the Great Lakes region with the eastern seaboard of the United States and the rest of the world. Today, the Detroit-Windsor connection is the busiest commercial land border crossing on the U.S.-Canada border and one of the busiest in North America. Millions of jobs in both countries are supported by this center of commerce, which is located within 500 miles of nearly half the U.S. and Canadian commercial markets. As a bustling cross-border urban agglomeration, Detroit-Windsor provides a unique environment to innovate, attract talent, and think globally.

Detroit-Windsor affords Amazon the opportunity to establish a concentrated campus in the heart of a major American city while extending across international lines in a manner impossible in any other North American location. Stretching across an international border provides Amazon a unique opportunity to access Canadian and global talent while tapping into the nearly 48 million people and 361 colleges within a five hour drive of Detroit-Windsor. Given its strategic location in the heart of North America, Detroit-Windsor offers access to a deep pool of highly-skilled, diverse human capital and a multitude of real estate options to accommodate Amazon's ambitious growth trajectory.

1. U.S. Department of Transportation

ONE
CAMPUS.
TWO
COUNTRIES.

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MOVE
HERE.
MOVE
THE
WORLD, ➤

Stallworth, Managing Director, Black Caucus Foundation Ken Harris, President & CEO, National Business League **La June Montgomery Tabron, CEO, W.K. Kellogg Foundation** Lawrence Garcia, Chairman - Board of Education, Cesar Chavez Academy **Lena Epstein, Co-owner, Vesco Oil Corporation** Lou Anna Simon, President, Michigan State University **Mark Schlissel, President, University of Michigan** Mark Hackel, County Executive, Macomb County **Mary Barra, Chairman & CEO, General Motors Company** Matt Van Kuiken, Chief of Staff, Office of Senator Debbie Stabenow **Matt Cullen, CEO, JACK Entertainment** Matt Simoncini, President & CEO, Lear Corporation **Mike Bishop, U.S. Representative - MI, U.S. Congress** Mike Duggan, Mayor, City of Detroit **Nikolai Vitti, Superintendent, Detroit Public Schools** Norma Coleman, Chief of Staff, Mayor's Office, City of Windsor **Pamela Lewis, Director, New Economy Initiative, Community Foundation for Southeast Michigan** Paul Krutko, President & CEO, Ann Arbor SPARK **Rich Baird, Transformation Manager, Office of the Governor, State of MI** Rick Rogers, President, College for Creative Studies **Rip Rapson, President & CEO, The Kresge Foundation** Roger Penske, Founder & Chairman, Penske Corporation **Sergio Marchionne, CEO, Fiat Chrysler Automobiles N.V.** Roy Wilson, President, Wayne State University **Sandy Baruah, President & CEO, Detroit Regional Chamber** Sandy Pierce, Senior Executive Vice President, Huntington Bank **Scott Benson, City Council Member, City of Detroit** Tom Lewand, Group Executive - Jobs and Economy, Office of the Mayor, City of Detroit **Tom Lewand, Jr., CEO, Shinola** Tom Bain, Warden, Essex County **Tonya Allen, President & CEO, The Skillman Foundation** Warren Evans, County Executive, Wayne County **Wright Lassiter, President & CEO, Henry Ford Health System**

AMAZON DETROIT

BID COMMITTEE MEMBERS INCLUDE:

Alan Wildeman, President, University of Windsor **Anthony Tedeschi,** CEO, Detroit Medical Center **Antoine Garibaldi, President, University of Detroit Mercy** **Brenda Jones,** City Council President, City of Detroit **Brenda Lawrence, U.S. Representative - MI, U.S. Congress** **Brian Calley,** Lieutenant Governor, State of Michigan **Brooks Patterson, County Executive, Oakland County** **Christopher Ilitch,** President & CEO, Ilitch Holdings, Inc. **Cindy Pasky, President & CEO, Strategic Staffing Solutions** **Conrad Mallett, Jr.,** CEO, Detroit Sinai Grace Hospital **Dan Gilbert, Chairman & Founder, Rock Ventures & Quicken Loans** **Daniel Loepp,** President & CEO, Blue Cross Blue Shield of Michigan **Dave Egner, President & CEO, The Ralph C. Wilson, Jr. Foundation** **Dave Meador,** Vice Chairman & Chief Administrative Officer, DTE Energy **David DiRita, Owner, The Roxbury Group** **David Trott,** U.S. Representative - MI, U.S. Congress **Debbie Dingell, U.S. Representative - MI, U.S. Congress** **Debbie Stabenow,** U.S. Senator - MI, U.S. Congress **Dennis Archer, Jr., CEO, Ignition Media Group** **Doug Rothwell,** President & CEO, Business Leaders for Michigan **Drew Dilkens, Mayor, City of Windsor** **Eric Larson,** CEO President/CEO, Downtown Detroit Partnership/Larson Realty Group **Frederick Zorn, City Administrator, City of Southfield** **Gary Peters,** U.S. Senator - MI, U.S. Congress **Gerry Anderson, Chairman & CEO, DTE Energy** **Hiram Jackson,** CEO, Real Times Media **Jerry Norcia, President & COO, DTE Energy** **Jim Nicholson, Sr.,** CEO, PVS Chemicals **Joann Chavez, Chairman, Board of Directors, Michigan Hispanic Chamber** **Joe Hinrichs,** Executive Vice President and President of Global Operations, Ford Motor Company **John James, Chairman, CEO & Founder, James Group International** **Jon Cotton,** Corporate President, Meridian Health Plan **K B**



FORWARD

public transportation and bike infrastructure. And while Detroit's proximity and relationship to Canada has been a strategic advantage for hundreds of years, it has become even more valuable in an era that calls for talent without borders.

There is something magnetic about Detroit. Whether drawn by the renewed vibrancy of downtown, the low cost living paired with high quality of life, or by the dream to leave fingerprints upon the comeback of a great American city, talented people are gravitating to Detroit-Windsor from far and wide.

The progress that's been made in Detroit is already the comeback story of a generation, but there is still so much to be done. Detroit's transformation is young, and the future remains malleable. Detroit is ready to be shaped by a new generation of innovators – from urban gardeners to industrial designers to software engineers. Detroit offers Amazon the unique opportunity to mold the legacy of this future city and the way people live, work, and play in Detroit and beyond.

Few places have revolutionized the human experience like the muscles and brains of Detroit have, from our founding day in 1701 to Day 1, 2017. Detroit has already moved the world. Let Detroit move you.



● Each circle represents one member of the Amazon Detroit Bid Committee

FORWARD

Detroit has moved the world for generations. From the invention of the automobile to the advent of Motown, Detroit has been a shaping influence in American life, empowering the rise of the middle class and the boom of the suburbs.


The whole world has heard Detroit's Day 2 story. Newcomers and longtime residents alike have recognized a different story: the same challenges that shook Detroit in the 20th century also gave the city room to grow, both literally and figuratively.

This is the furthest thing from a charity case. There's a renaissance happening in Detroit and its sister city Windsor, and the region is transforming before our eyes in several profound ways. Gone is the era of disinvestment and complacency. Taking its place is a generation of big thinkers determined to leave a lasting imprint on a city that is large enough to matter to the world, and small enough for individual actors to matter in it.

After years of stagnation, downtown is thriving again. Historic gems have been lovingly restored, and new construction knits together the urban fabric. Legacy neighborhoods are regaining their luster, and new retail and restaurant amenities are increasing walkability throughout the city. It is becoming easier to live car-free in motor city thanks to investments in

This city is made to move.
With a spirit fueled by bravery.
With a strength that challenges what's expected.
With a fortitude that knows no bounds.
Yes, this city has done amazing things.
Groundbreaking, world-changing things.
It's a place filled to the brim with unstoppable energy.
With untapped talent, ready to defy what's possible.
With the ability to not only build your dreams, but watch them grow.
With unlimited access and opportunity to customize the future.
This city stands up and faces forward, for all to see.
With fertile soil that begs for new ideas to flourish.
A city in pursuit of the future. A city that turns one day into day one.
With the guts to take a risk on a vision off the beaten path.
Yes, this city is alive.
But to live is to do. And to never, ever stop doing.
Detroit is the city that gave birth to mobility.
And Detroit is the city that will continue to move the world.
Detroit. Move here, move the world.

MOVE
HERE.
MOVE
THE
WORLD, ➤



DETROIT, USA

MOVE
HERE.
**MOVE
THE
WORLD,**

#AMAZONDETROIT
↪

OCTOBER 18 2017